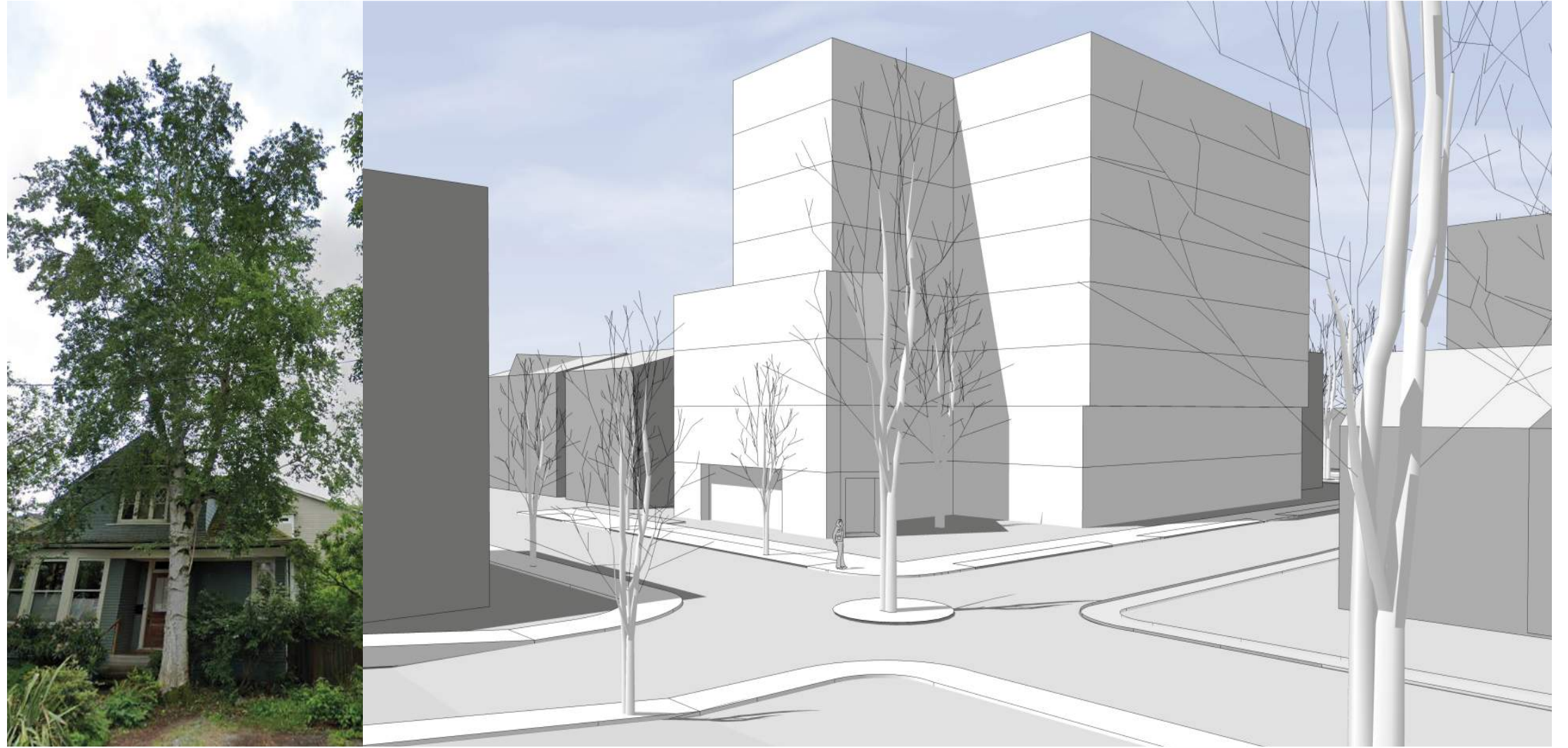




1013 EAST REPUBLICAN ST

1013 East Republican St, Seattle, WA 98109

EARLY DESIGN GUIDANCE 2
June 30, 2020
PROJECT # 3035771-EG

DEVELOPMENT OBJECTIVES

The project proposes an 8-story multi-family building containing SEDU, studio and one-bedroom apartments with on-site parking for bicycles. The project proposes to meet Green Building standards and MHA. The development objectives for this project are as follows (all values approx.)

- Residential units proposed: 114-118+ apartment units (preferred option C)
- Vehicular parking proposed: None
- Bicycle parking proposed: min 1:1 bikes / dwelling unit (approx 120-125+)

PROJECT TEAM

- Applicant: SEALEVEL PROPERTIES
9675 SE 36th Street #105, Mercer Island, WA 98040
- Architect: GROUPARCHITECT
1735 Westlake Ave. N. Suite 200, Seattle, WA 98109
- Landscape Architect: TBD

PROJECT INFORMATION

- Zoning: MR (M1)
- Lot Size: (2,981 SF + 3,950 SF + 3,971 SF)= 10,934.75 SF
- Overlay: First Hill/Capitol Hill (Urban Center)
- Pedestrian Zone: No
- Frequent Transit: No
- Mapped ECA: None
- Codes: Seattle Land Use Code (Current edition)
- Gross floor area: 58,402 sf proposed (approx)

ARBORIST REPORT (REVISED FOR EDG 2)

Arborist Report by Washington Forestry Consultants, Inc was amended on June 4, 2020 to correct the original findings.

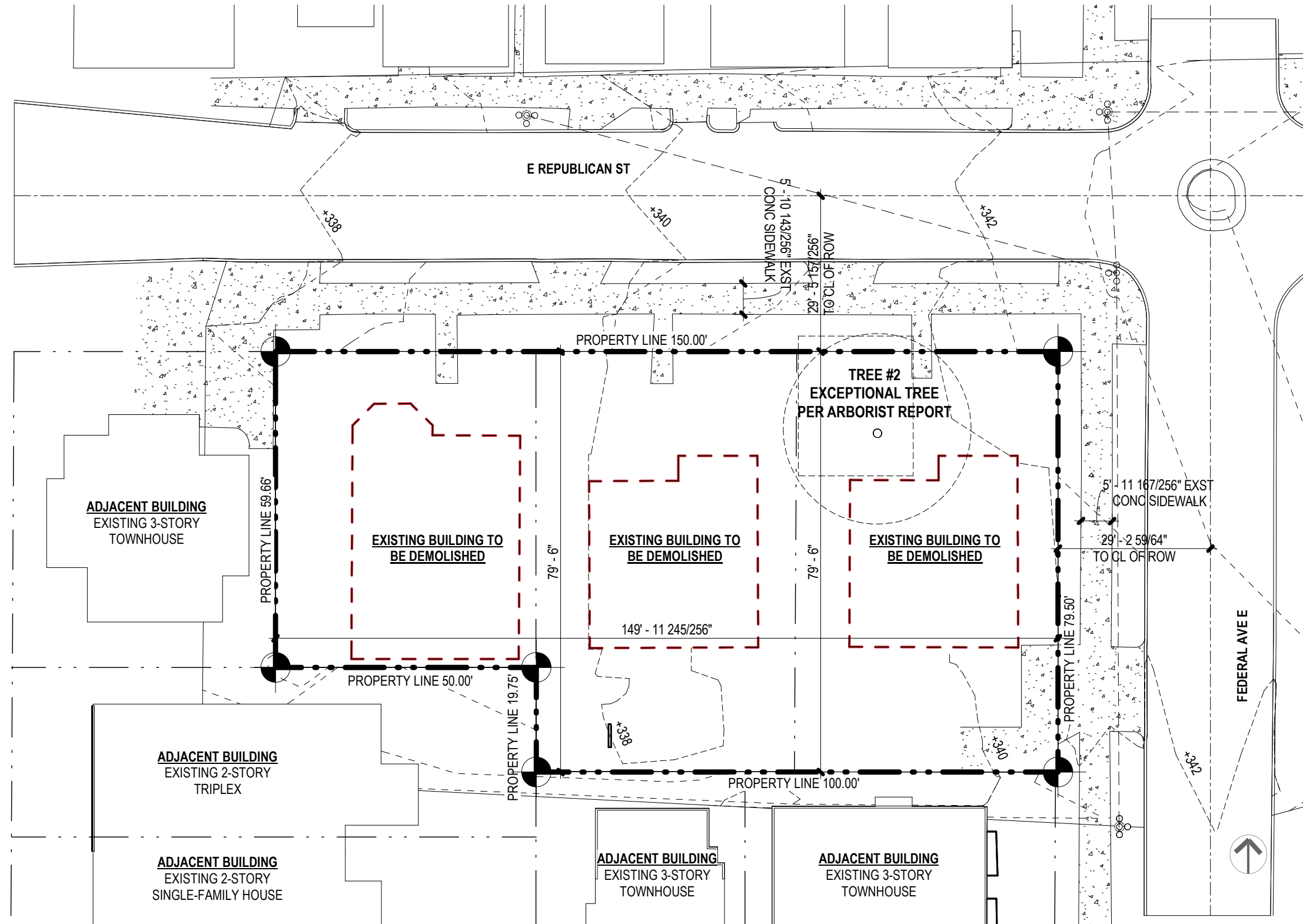
There are three trees at the project site, including four street trees. One of these trees is an invasive species (Tree #3) that should be removed before the site is redeveloped. Two other trees are healthy enough to be retained but are within the footprint of improvements. Of those trees, Tree #2 (Paper Birch) is considered “Exceptional” due to its mature status and trunk diameter of 22.5” exceeding the 20” min threshold. Tree protection during construction for this tree including root zones is proposed for Tree #2 as part of this project redevelopment. The remaining trees on site will be removed.

The two street trees along Federal Avenue E are in good health and should remain in place so long as appropriate tree protection measures are taken during construction. The two street trees along E Republican Street are in poor condition and should be removed during construction and replaced. The new street trees shall be selected from a list of approved species by Seattle Department of Transportation.

LEGAL DESCRIPTION

PONTIUS LINCOLN SUPL PLAT E 1/2
PONTIUS LINCOLN SUPL PLAT E 50 FT OF 1 & E 50 FT OF 2 LESS S 40 FT
PONTIUS LINCOLN SUPL PLAT E 50 FT OF 1 & E 50 FT OF 2 LESS S 40 FT

DEVELOPMENT OBJECTIVES + PROJECT INFORMATION



EXISTING CONDITIONS

1013 EAST REPUBLICAN ST

1013 East Republican St, Seattle, WA 98102

Sealevel Properties



PIKE / PINE URBAN NEIGHBORHOOD COUNCIL (P/PUNC) - MEETING #1

November 18, 2019
12th Ave Arts Building

OVERVIEW
John Shaw and Kyle Weeks from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect presented the project to the Pike / Pine Urban Neighborhood Council at a typical P/PUNC meeting open to the public. Materials presented included basic site / zoning analysis and a preferred massing model annotated with design notes.

- COMMUNITY COMMENT SUMMARY**
- Talk with neighbors as soon as possible. Many are homeowners as opposed to renters.
 - Street edge / sidewalk alignments are important.
 - Scheme as proposed appears to make sense but more design context study needed to verify.
 - Allowable zoning / FAR clearly conflicts with existing building scale. Consider how this project will be a template for future development in similar situations.
 - Keep massing simple as much as possible
 - Address sunlight / shadows. Adjacency of other homes and park require additional attention.
 - Attention to corner detail / erosion is good move.
 - Large amount of bike parking proposed is great. Lack of vehicular parking will concern neighbors.

- FOLLOW UP FOR NEXT MEETING**
- Present to P/PUNC again before EDG for additional review / comments
 - Draft EDG materials recommended for next session



COMMUNITY OUTREACH - MEETING #1

November 21, 2019
Century Ballroom

OVERVIEW
John Shaw from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect presented the project to the general public in an open Q&A session. Discussion was lively and perspectives / comments raised reflected everything from architectural character to parking to family-oriented housing. Materials presented included basic site and zoning information.

- COMMUNITY COMMENT SUMMARY**
- Design should pay close attention to the local streets
 - Implementation of family units looking for stability in the residents / neighborhood was suggested.
 - Height is an important design consideration as there are not many 8 story buildings around.
 - The building should respond to the park across the street, paying special attention to the corner.

- FOLLOW UP FOR NEXT MEETING**
- Bring examples - what will it look like? Building quality proposed?
 - Bring specific proposal - number / mix of units development programs / etc
 - Be prepared to discuss affordability - how will the project's unit mix reflect the residents who live in this neighborhood?



COMMUNITY OUTREACH - MEETING #2

January 16, 2020
Seattle Central Community College

OVERVIEW
John Shaw, Kyle Weeks, and Mike Martin from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect hosted the first of two open house meetings to present the most recent project developments to the general public. This meeting was well attended by many of the same local residents as the first outreach meeting.

- COMMUNITY COMMENT SUMMARY**
- Hurry up and provide affordable housing!
 - Bldg. height and modulation important. Watch bulky massing.
 - Why so many small 1-beds? People want affordable but why this unit mix?
 - Materials - brick good. More vegetation at blank walls, sim to Cap Hill Library. Avoid lots of cement board.
 - Where will roof decks be located? Privacy is big concern. Show window study if possible.
 - Landscaping and saving street frontage, street trees and the roundabout tree.
 - Preserve sunlight at the park. Developer should consider making a "good faith" contribution to the improve the park
 - Concerns over on-street parking supply and how impacted

- FOLLOW UP FOR NEXT MEETING**
- Many residents understand process better, will see the project at EDG meeting next time.



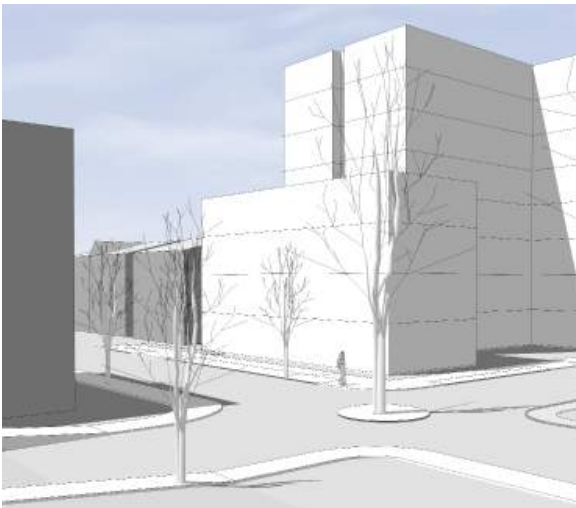
COMMUNITY OUTREACH - MEETING #3

January 23, 2020
Century Ballroom

OVERVIEW
John Shaw, Kyle Weeks, and Mike Martin from Sealevel Properties and Brian Palidar AIA CSBA from Grouparchitect hosted the last of two open house meetings to present the most recent project developments to the general public. This meeting was lightly attended by primarily residents who missed the prior meetings, many of whom lived east of the project site.

- COMMUNITY COMMENT SUMMARY**
- The contractors at project across the street were awful – our contractor should be more considerate of neighbors.
 - Why is the amount of bike parking so high – it is not at all reflective of the actual demand
 - Having a new building on the street will add more eyes and will hopefully alleviate some of the transients and associated small crime

- FOLLOW UP FOR NEXT MEETING**
- Helpful process. May see the project at EDG meeting next time.



PIKE / PINE URBAN NEIGHBORHOOD COUNCIL (P/PUNC) - REVIEW #2

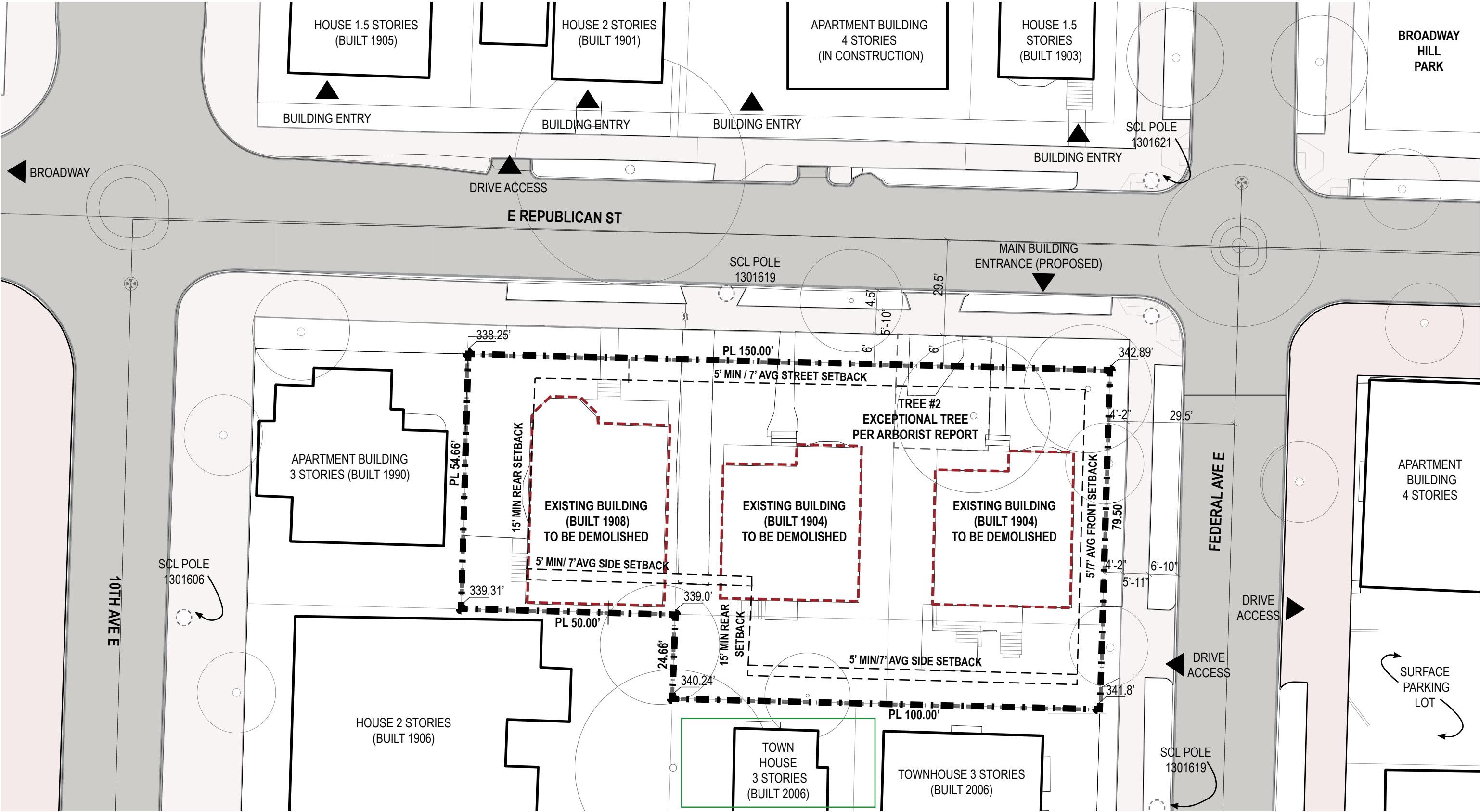
April 15, 2020
Online Review via Email

OVERVIEW
Grouparchitect shared updated EDG options and related design responses and analysis with members of P/PUNC for feedback pre-EDG meeting.

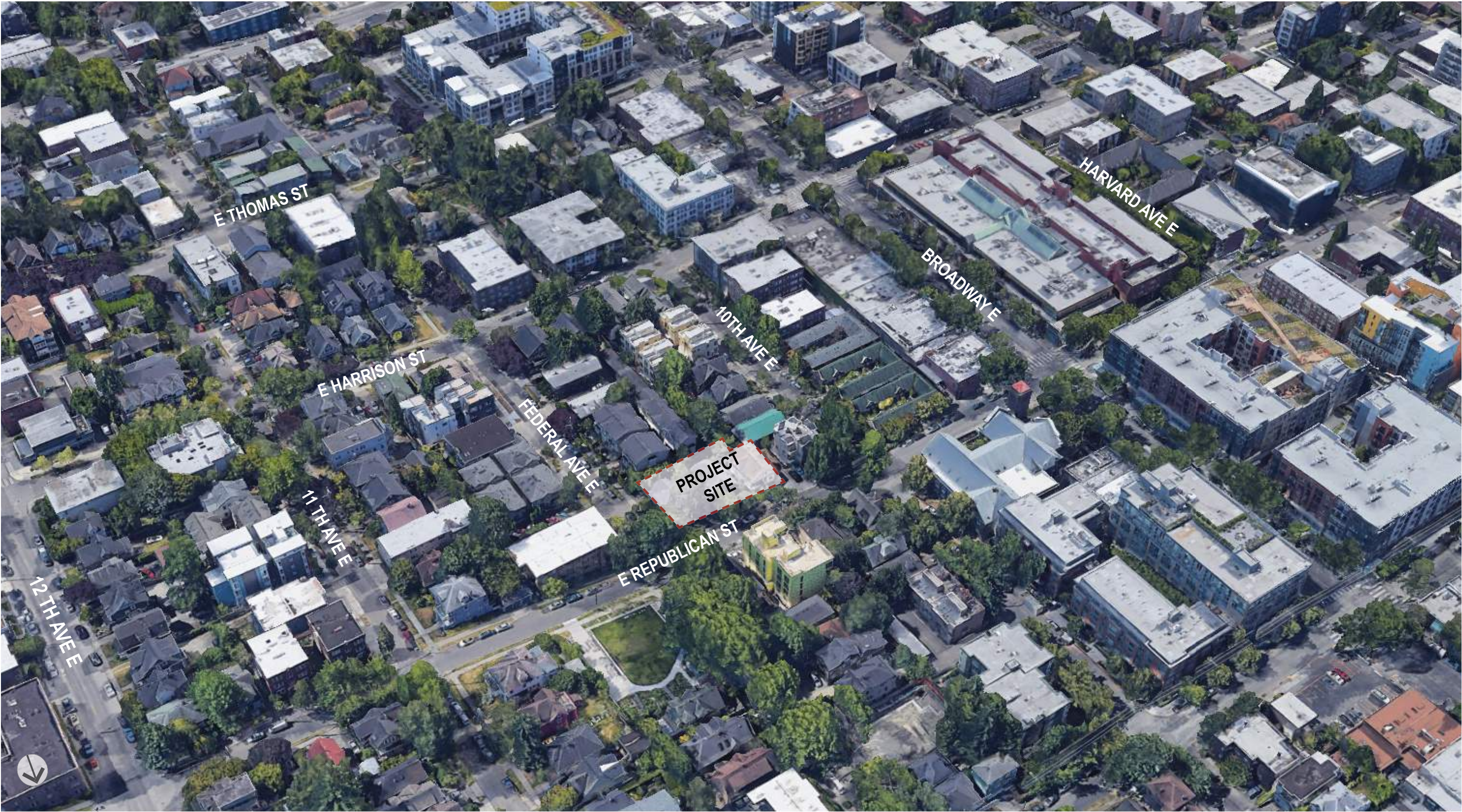
- COMMUNITY COMMENT SUMMARY**
- Likes way Option C breaks up massing (3 total)
 - Make balconies occupiable if budget allows! Either way, make them well-detailed
 - Investigate alternate design for Option C that uses more traditional brick detailing (lintels, spandrels, etc)

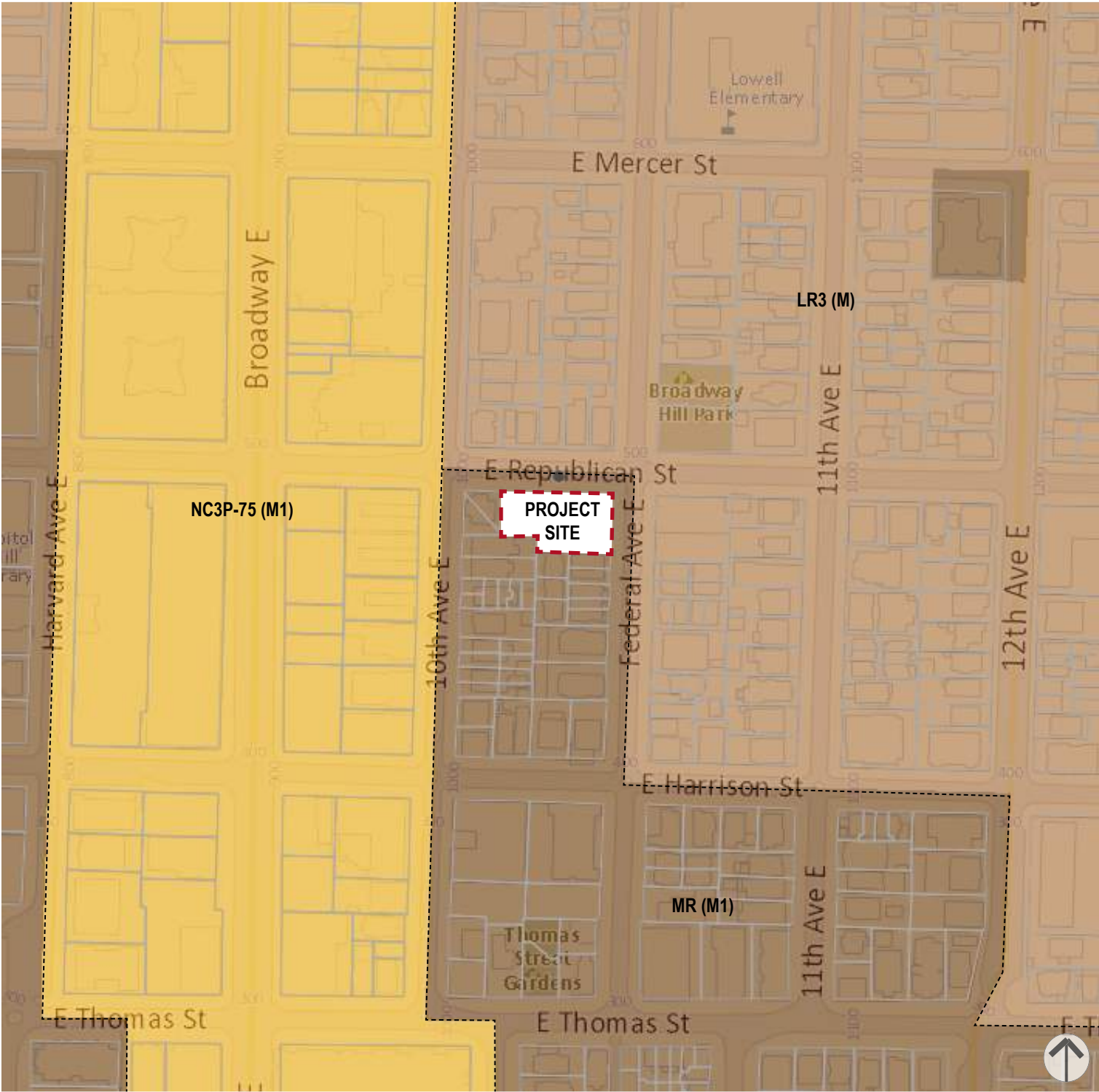
- FOLLOW UP FOR NEXT MEETING**
- Really positive start to project!
 - Looking forward to seeing it at EDG

SITE PLAN: EXISTING CONDITIONS

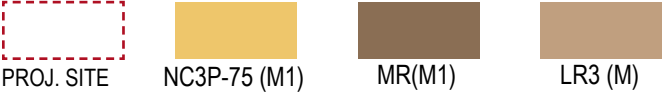


EXISTING SITE PLAN





CURRENT ZONING MAP



ADJACENT USE DISTRIBUTION



NEIGHBORHOOD CONTEXT - CAPITOL HILL

The site is located within the First Hill/Capitol Hill Urban Center. Capitol Hill is a dense residential neighborhood with single and multi-family housing surrounded by commercial, institutional and retail buildings, with a strong focus on pedestrians. The site is located within a 6 minute walk from the Capitol Hill light rail station and near the Broadway Ave commercial area.

IMMEDIATE NEIGHBORHOOD CONTEXT

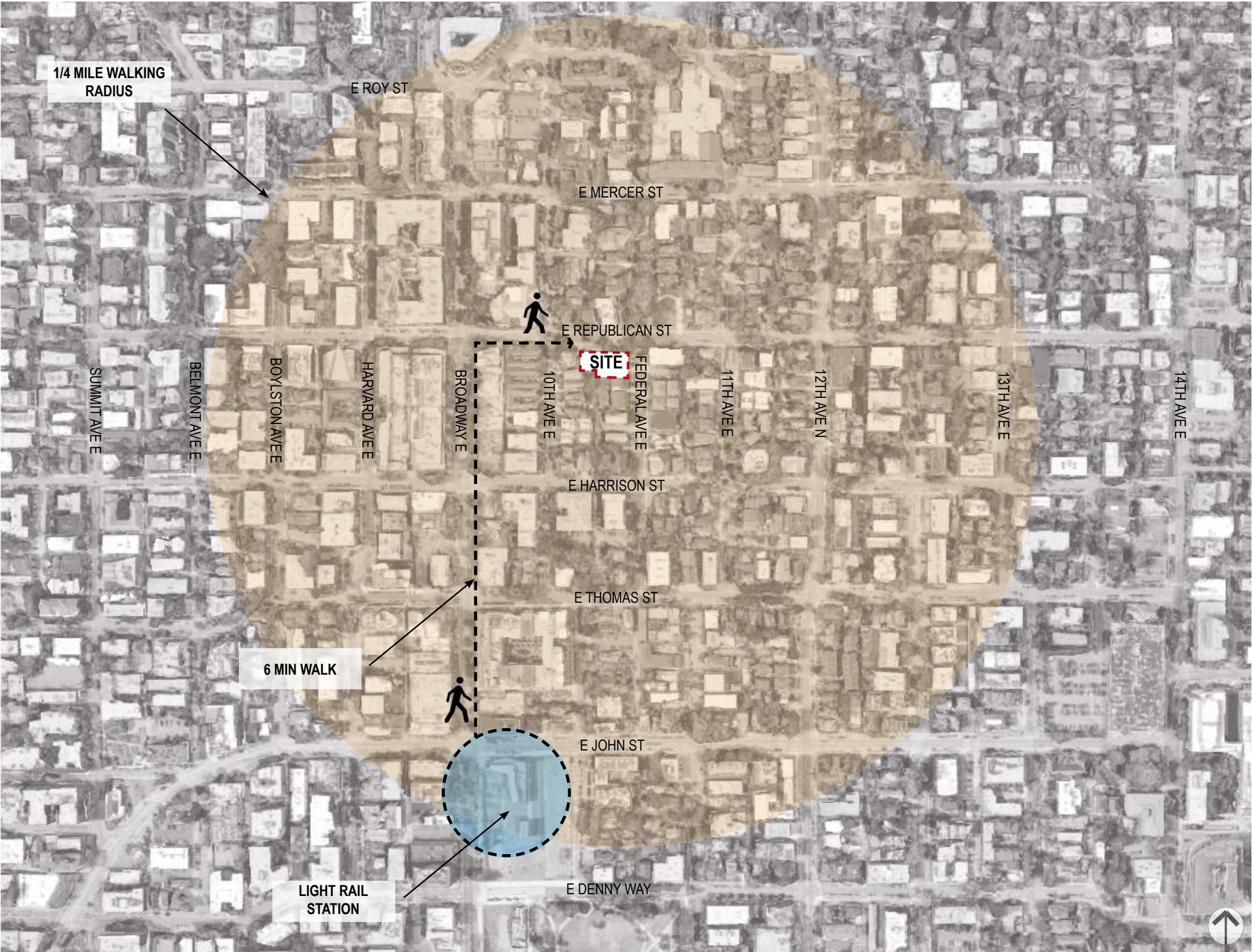
The predominate architecture of the neighborhood is single family and low-rise multi-family buildings as well as mixed-use and commercial buildings.

ADJACENT AND NEARBY STREETS

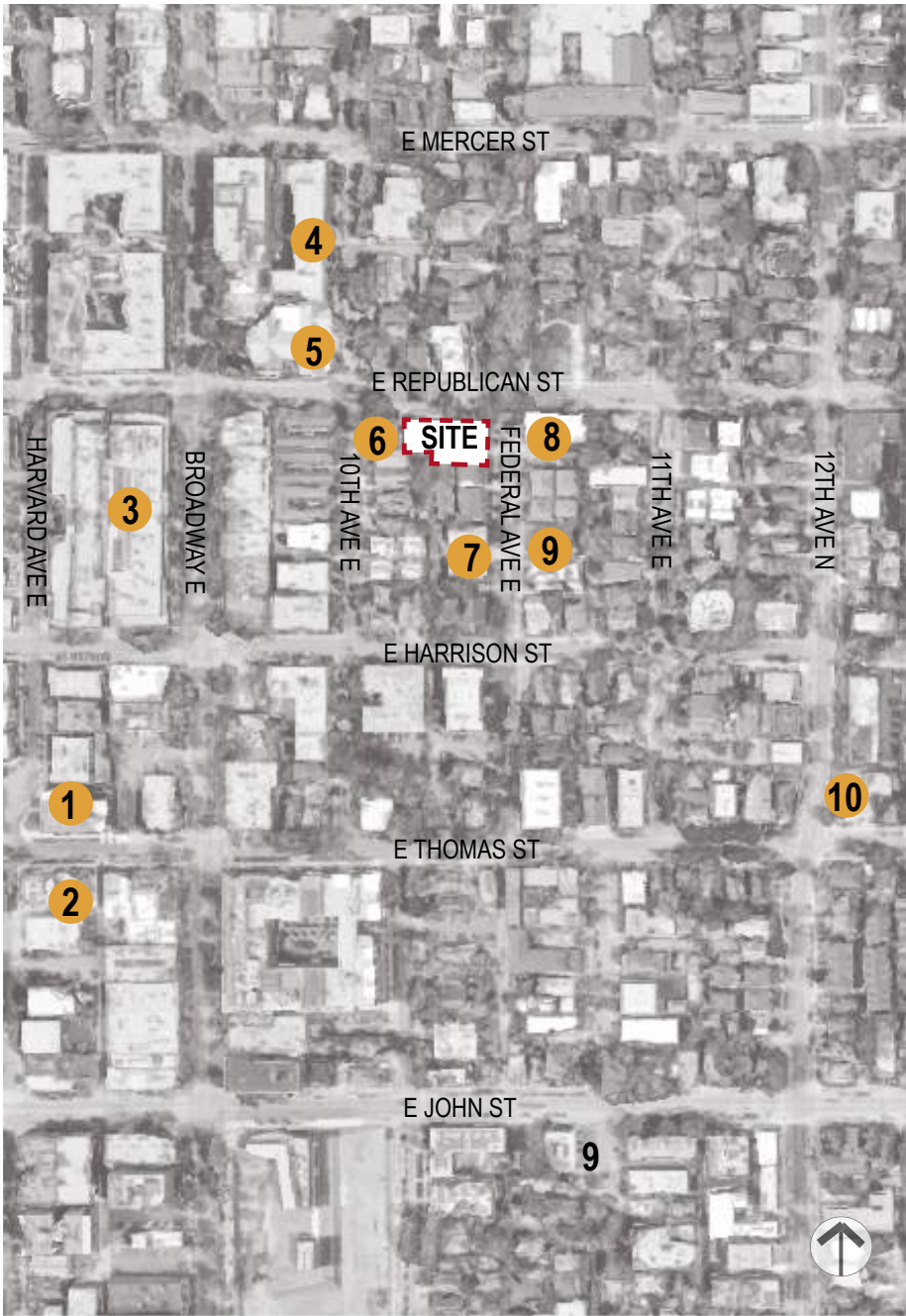
The site is on a rectangular shaped block. The site maintains street frontage on E Republican St and Federal Ave E and is located across Broadway Hill Park.

VIEWS AND AMENITIES

Anticipated views will most likely be urban streets to the North over a mature treed neighborhood with the possibility of views towards Lake Union on the uppermost residential levels and to Broadway Hill Park to the NE. The Broadway Avenue commercial area is located 1 block away, and the Capitol Hill Station is within a 6 minute walk.



URBAN DESIGN ANALYSIS: MATERIAL & NEIGHBORHOOD CHARACTER STUDY



ROOF FORMS + MODULATION

While gable roofs are predominant the neighborhood on single family residences and small apartment buildings, newer buildings typical to have flat roofs with modern massing / modulation.

MATERIALS

Brick is commonly used on both single family and multi-family structures. Newer structures use metal siding, glass, and cement board as predominant cladding types.

FINISH COLORS

Neutral paint finish colors are the most common on the majority of buildings within the neighborhood. Most modern buildings have stronger color choices with contrasting colors.

RELATIONSHIP TO GRADE

Buildings throughout Capital Hill are sited close to public sidewalks with mature plantings within the existing landscaping strips along street frontages. It is common for new / taller buildings to be sited close to the sidewalk regardless of height such as in examples #1, 2, and 9 below. Where there exists opportunities for individual unit outdoor access, additional space is provided such as in example #4.



MIXED USE BUILDING



TOWNHOUSES



APARTMENTS W/ GROUND RELATED UNITS



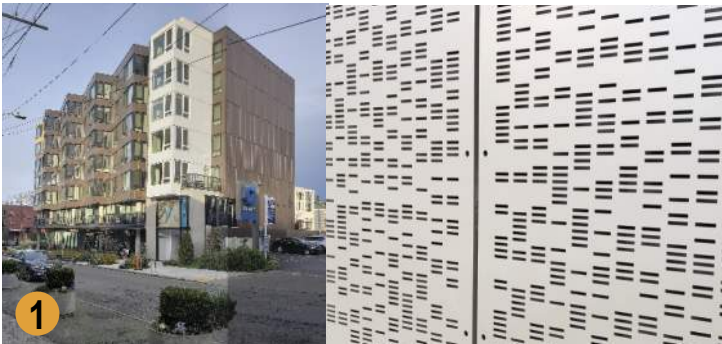
APARTMENTS



RELIGIOUS SERVICES/WELFARE



APARTMENTS W/ GROUND RELATED UNITS



APARTMENTS



APARTMENTS



APARTMENTS



APARTMENTS

URBAN DESIGN ANALYSIS: STREET ELEVATIONS

3-STORY HEIGHT / DATUM
COMMON THIS STREET

NEW BLDGS USE LARGER FAR
/ TALLER HGT LIMITS

OPPOSITE PROJECT SITE

FEDERAL AVE E

BROADWAY HILL PARK



STREET ELEVATION B: E REPUBLICAN ST LOOKING NORTH

RESIDENTIAL ENTRY ON
REPUBLICAN

3-STORY HEIGHT / DATUM
COMMON THIS BLOCK

EXCEPTIONAL TREE

NEW BLDGS USE LARGER FAR
/ TALLER HGT LIMITS

3-STORY HEIGHT / DATUM
COMMON THIS BLOCK

1/2-STORY HEIGHT / DATUM COM-
MON THIS BLOCK (TRANSITIONS
TO 7 STORIES BY BROADWAY)

FEDERAL AVE E

PROJECT SITE

10TH AVE E



STREET ELEVATION A: E REPUBLICAN ST LOOKING SOUTH

CORNER ENTRY AT
CONDO BUILDING

1013 EAST REPUBLICAN ST
1013 East Republican St, Seattle, WA 98102

Sealevel Properties

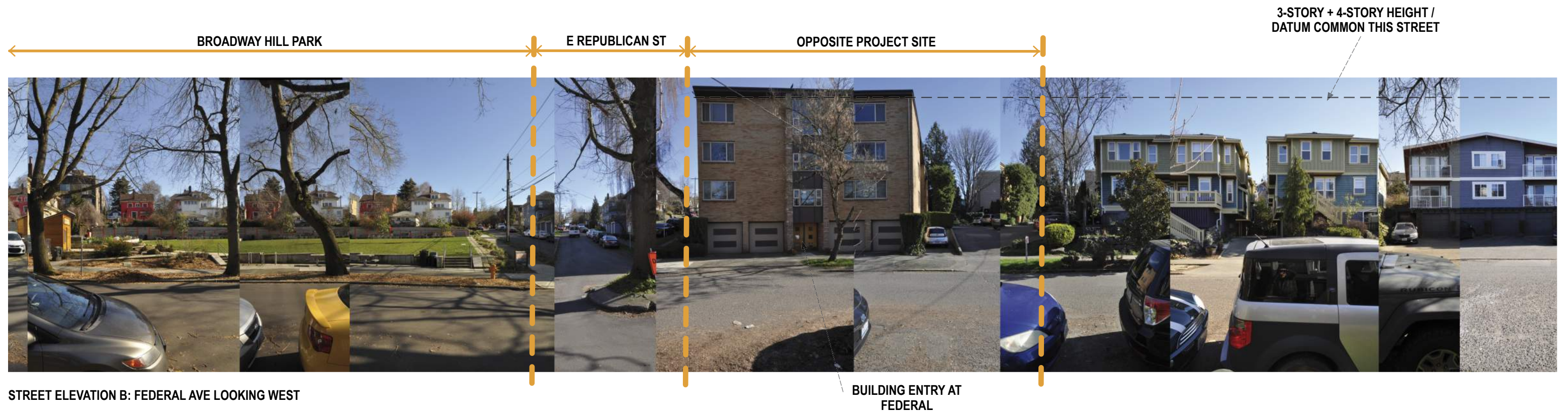
PROJECT # 3035771-EG

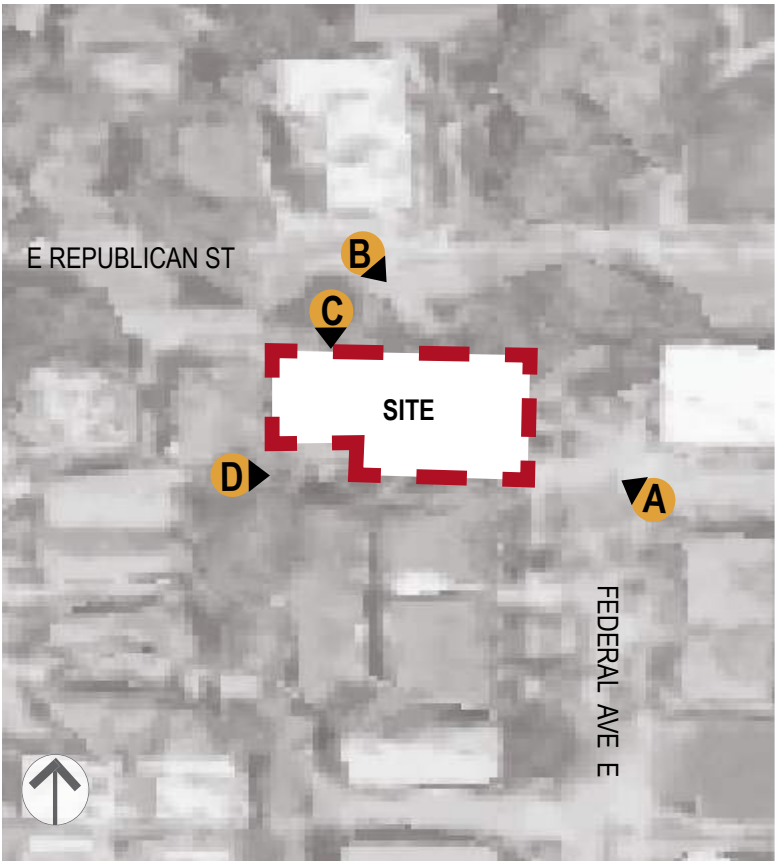
Early Design Guidance #2
June 30, 2020

9

www.grouparch.com
grouparchitect

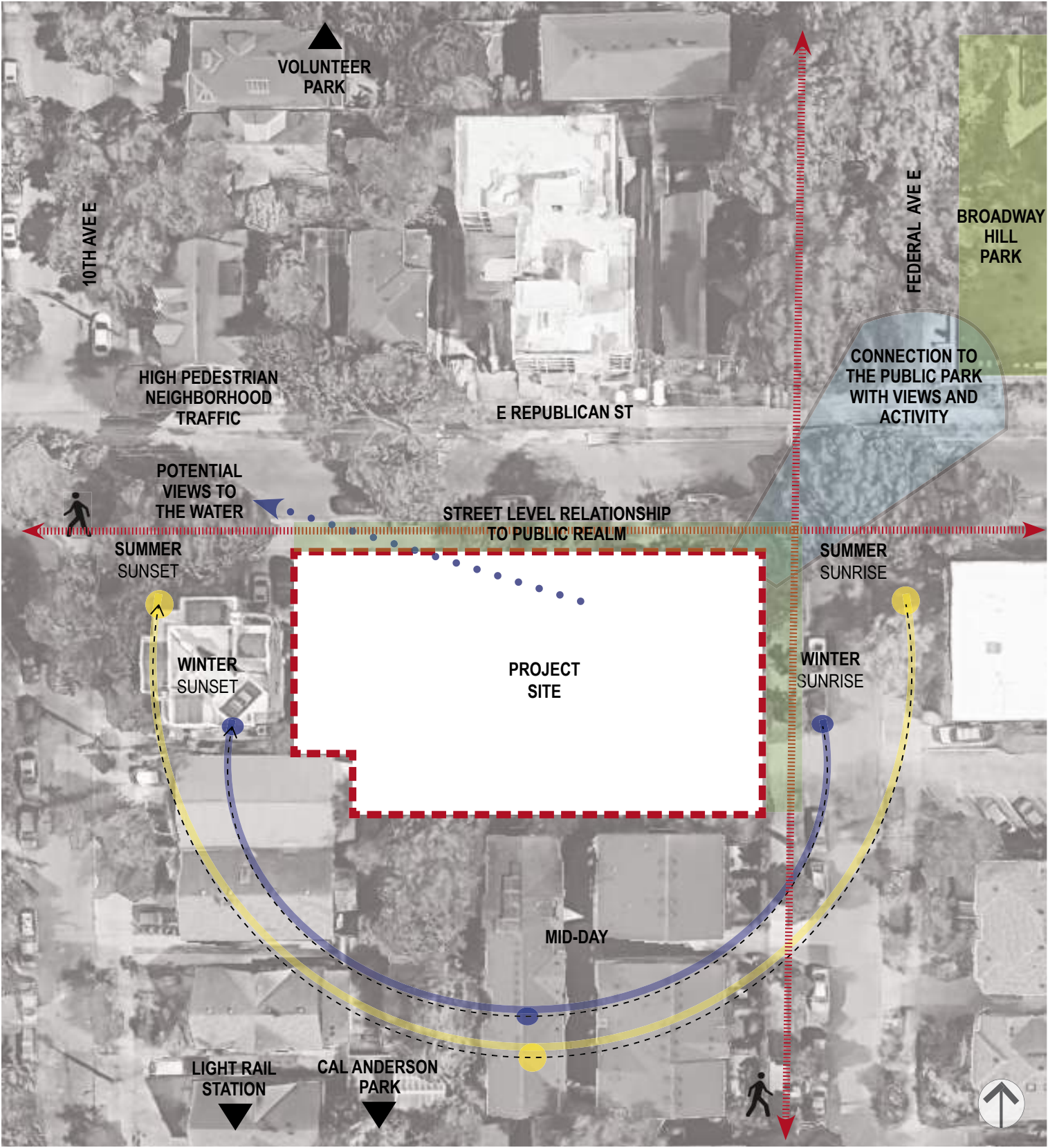
URBAN DESIGN ANALYSIS: STREET ELEVATIONS





- A EAST REPUBLICAN STREET (LOOKING SOUTH)**
East Republican Street is comprised of a wide variety of building scales due to transitions in zoning as well as new development. Building scales drop from seven to eight story buildings just a few block west on Broadway Avenue down to three story apartment / condominium buildings adjacent to the project site (at right in photo). The existing curb cut visible in the photo will be demolished.
- B FEDERAL AVENUE (LOOKING WEST)**
Federal Avenue is made up predominantly of one to three story residential buildings, commonly townhomes and small apartment buildings. The existing curb cut at the rear yard of the corner house will be demolished.
- C INTERIOR PROPERTY LINE CONDITION (LOOKING SOUTH)**
Looking south from Republican Street, the existing single family building which is only a few feet off the common property line is visible. The tree visible in the photograph is on the neighboring property and therefore should remain post-construction to preserve privacy.
- D INTERIOR PROPERTY LINE CONDITION (LOOKING EAST)**
Looking east from 10th Avenue, the minimal side yard to the existing single family building is visible.

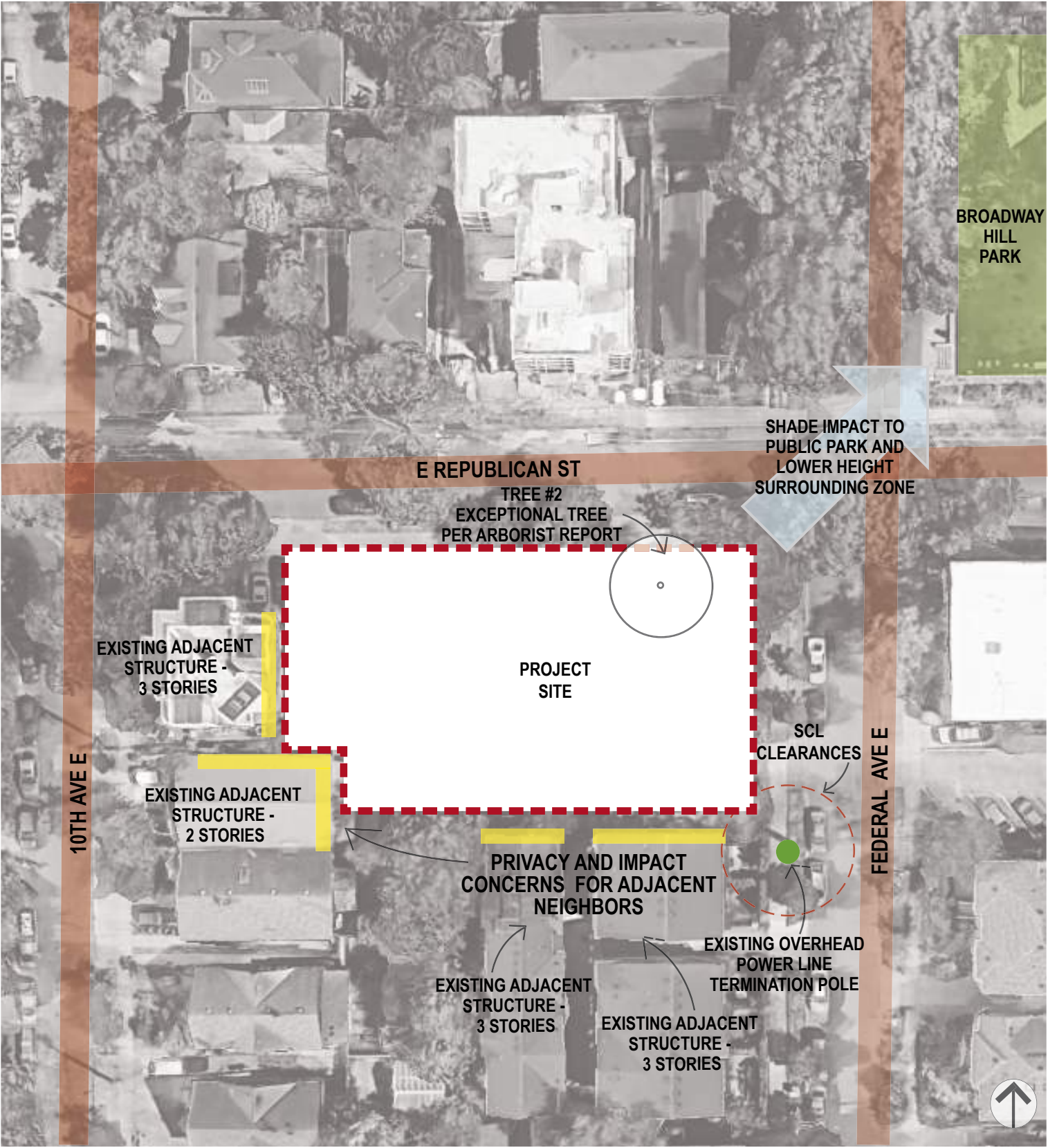




OPPORTUNITIES

1013 EAST REPUBLICAN ST
1013 East Republican St, Seattle, WA 98102

Sealevel Properties



CONSTRAINTS

REVISED FOR EDG2 - PRESERVATION OF TREE #2 (EXCEPTIONAL)

PROJECT # 3035771-EG Early Design Guidance #2
June 30, 2020

ZONING ANALYSIS: SEATTLE MULTIFAMILY (23.45)

Zoning: MR (M1)
Lot Size: (2,981 SF + 3,950 SF + 3,971 SF)= 10,934.75 SF
Overlay: First Hill/Capitol Hill (Urban Center)

23.45.510 - FAR:
4.5 allowed x 10,934.75 site area = 49,206 SF MAX FAR

Exemptions:
- Underground area, portions of a story extending no more than 4' above existing or finish grade (whichever is lower)
-Floor area of required bike rooms for SEDUs

23.45.514 – Structure Height:
80' Height Limit

23.45.517 – MHA:
Project is subject to MHA per 23.58C

23.45.518.B1 – Setbacks:
Street Setbacks = 7' average/5' minimum unless an at grade courtyard provided (45' widex20' deep minimum)
Rear Setback = 15'
Side Setback, Below 42' = 7' average/5' minimum
Side Setback, Above 42' = 10' average/7' minimum

23.45.518.B2 - Upper level setbacks:
ROW is greater than 56 in width, no upper level setbacks required.

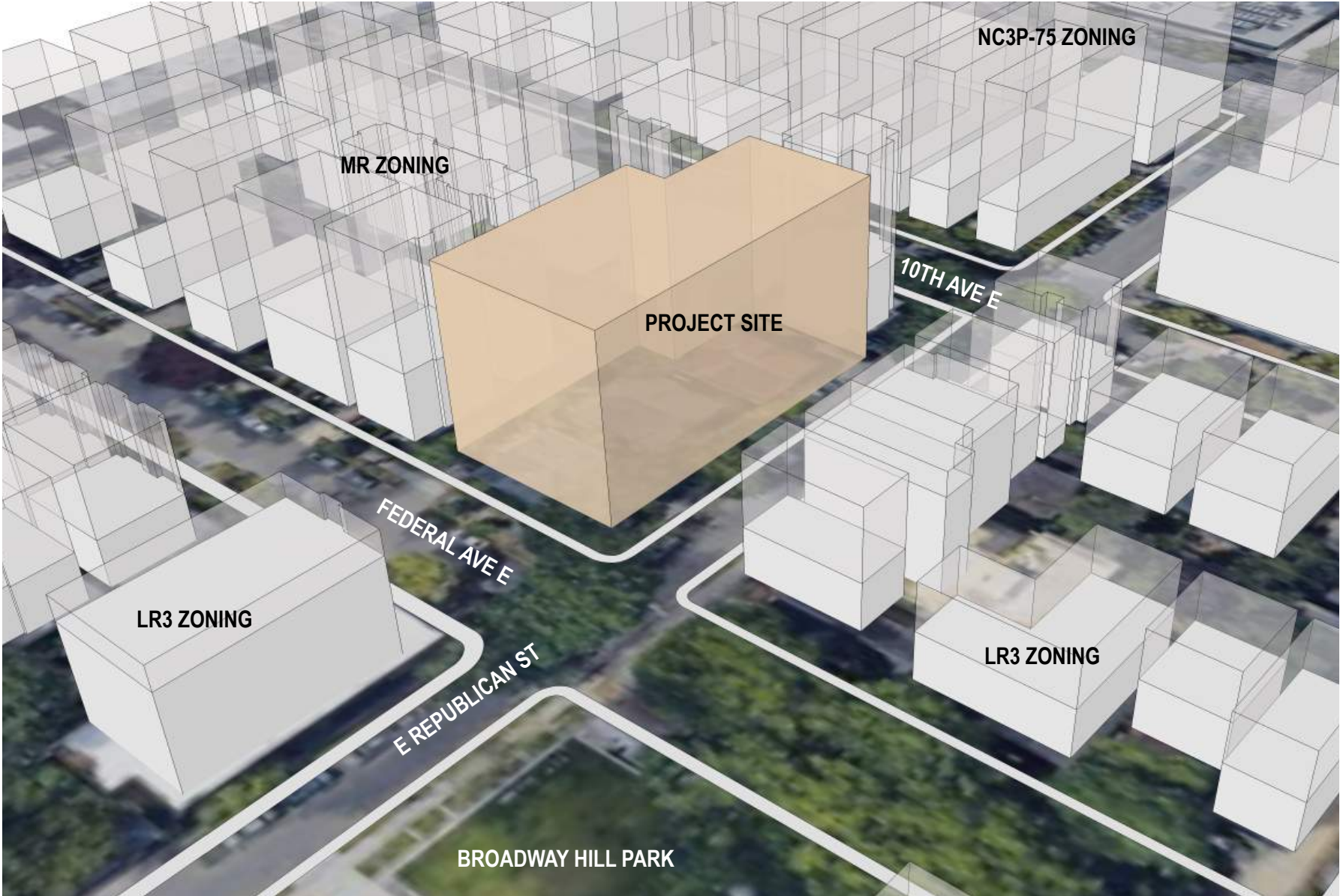
23.45.522 - Amenity Area:
5% of total gross floor area in residential use required.
Maximum 50% of required area may be enclosed

23.45.528 - Structure Width and Depth Limits:
Structure width shall not exceed 150'
Structure depth shall not exceed 80% lot depth

23.54.015.K and Table D - Bike Parking Requirements:
Residential long-term bike stalls req'd = 1 per dwelling unit
(after first 50, remaining are provided at 3/4 ratio)
Residential short-term bike stalls req'd = 1 per every 20 dwelling units

SEE DEPARTURE SHEET FOR DEPARTURE MATRIX AND DIAGRAM

ZONING ANALYSIS + DEPARTURES



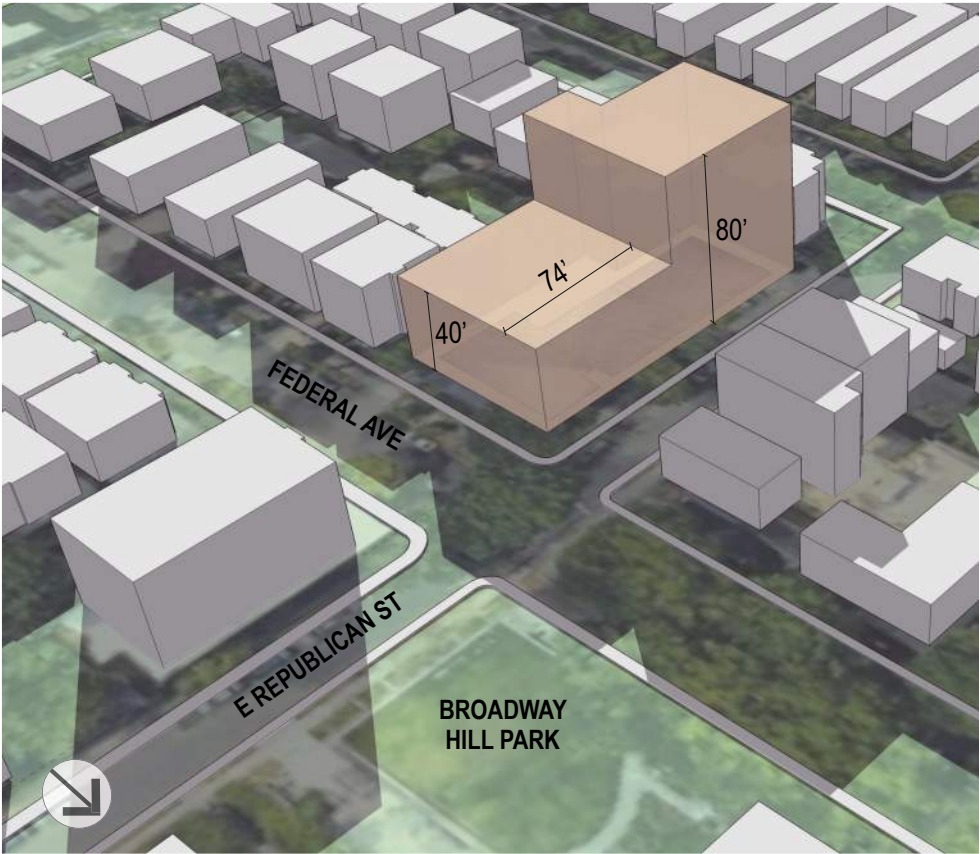
ZONING ENVELOPE (EXISTING MASSING VS ALLOWABLE)

SOLAR STUDIES VS BUILDING HEIGHT

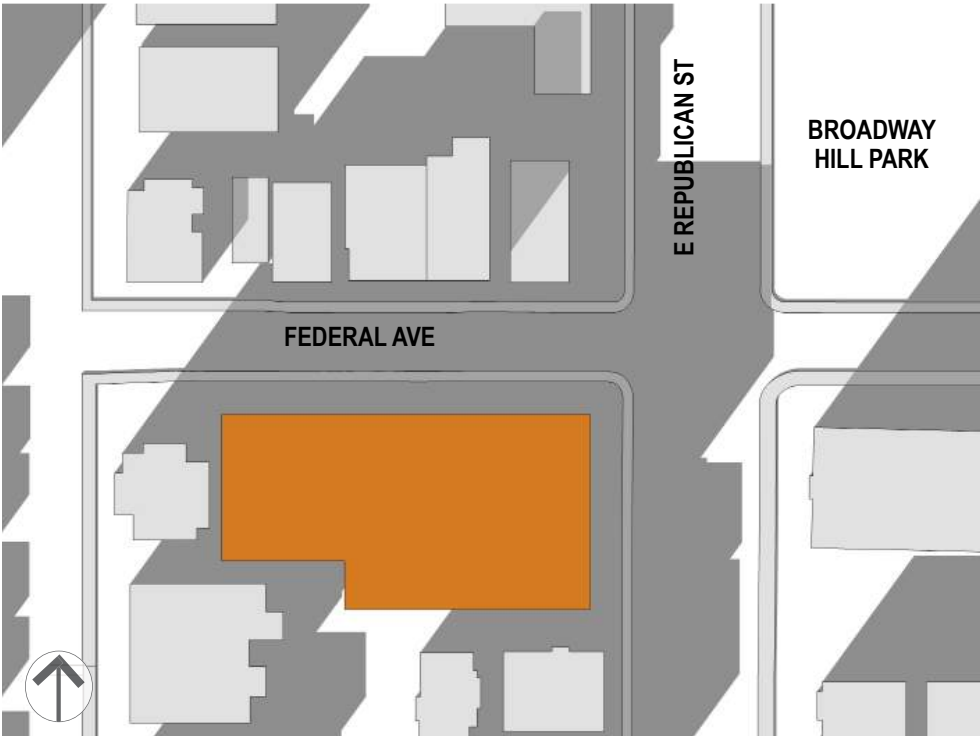
Public comments received at all community outreach and PPUNC meetings included strong requests to reduce solar impacts on the nearby Broadway Hill Park due to the allowable building height for the proposed project. Shadow studies were employed to investigate general impacts of various building heights on shadows impacting the park, concluding that shadows cast would not impact the park except in winter months when the sun angles are low in the sky. Further studies investigated impacts of lowering the proposed building massing to reduce the winter month impacts as documented below, however removing three to four complete stories of the proposed building rendered it financially infeasible. A shadow-specific study shown at right was utilized to evaluate the approximate extents of the massing envelope reduction necessary to reduce impacts to the park only, this time showing that a reduction in the building massing indeed was required but complete conformance would require approximately 25% reduction in building envelope. This amount of reduction again is financially infeasible but the project team noted the need to step the massing in a meaningful way and employ strategies for mitigating the building massing.



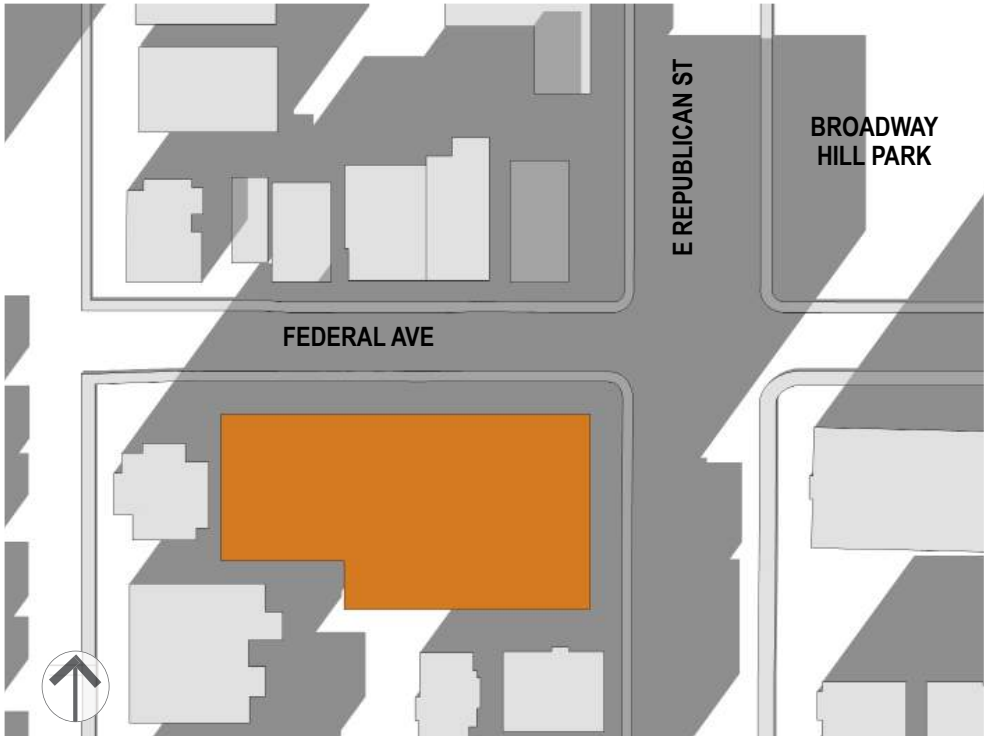
BROADWAY VIEW PARK



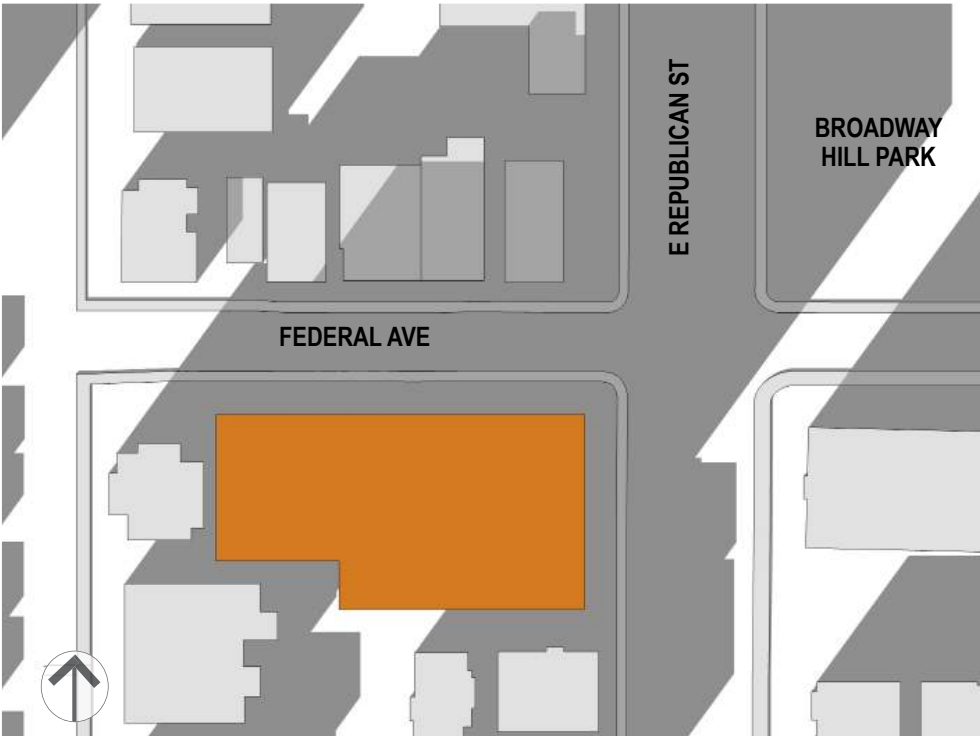
BUILDING ENVELOPE WITH MINIMUM SHADOW IMPACT AT WINTER SOLSTICE



WINTER SOLSTICE - 40FT BUILDING HEIGHT



WINTER SOLSTICE - 60FT BUILDING HEIGHT



WINTER SOLSTICE - 80FT BUILDING HEIGHT



OPTION A “CORNER BLOCK”

117 units

DISTINGUISHING FEATURES

- Strong corner massing sets edge of zone transition for taller building heights
- Corner residential entry addresses Broadway Hill Park

POTENTIAL DEPARTURES

- None anticipated

SDCI PLANNER COMMENTS (EDG1): -

- Staff does not support development of Option A



OPTION B “FEDERAL REDUX”

114 units

DISTINGUISHING FEATURES

- Stepped-down corner massing sets balanced precedent at zone transition
- Corner residential entry addresses Broadway hill park
- Least shadows cast / impact on adjacent buildings and park

POTENTIAL DEPARTURES

- Reduced street and rear setbacks

SDCI PLANNER COMMENTS (EDG1): -

- Staff does not support development of Option B due to street frontage in proposed design



OPTION C “REPUBLICAN COURT”

118 units

DISTINGUISHING FEATURES

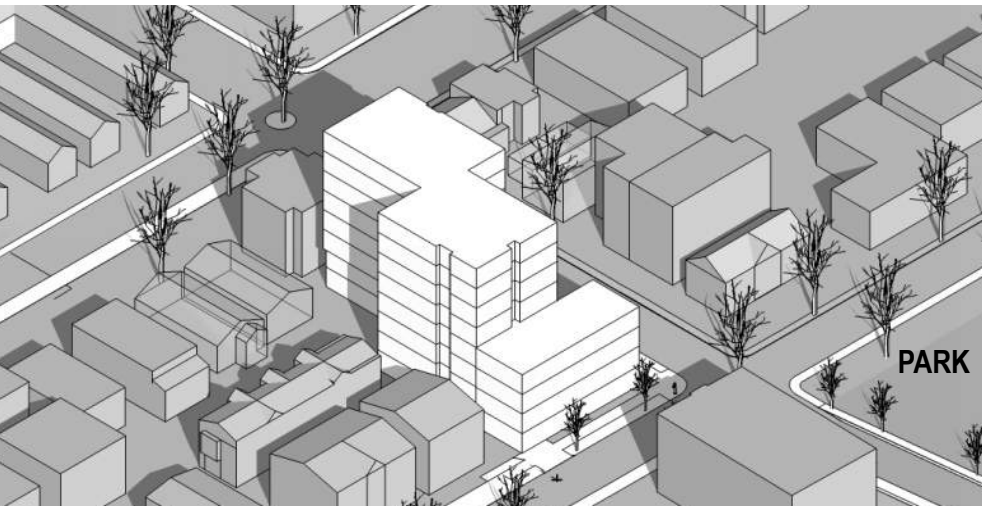
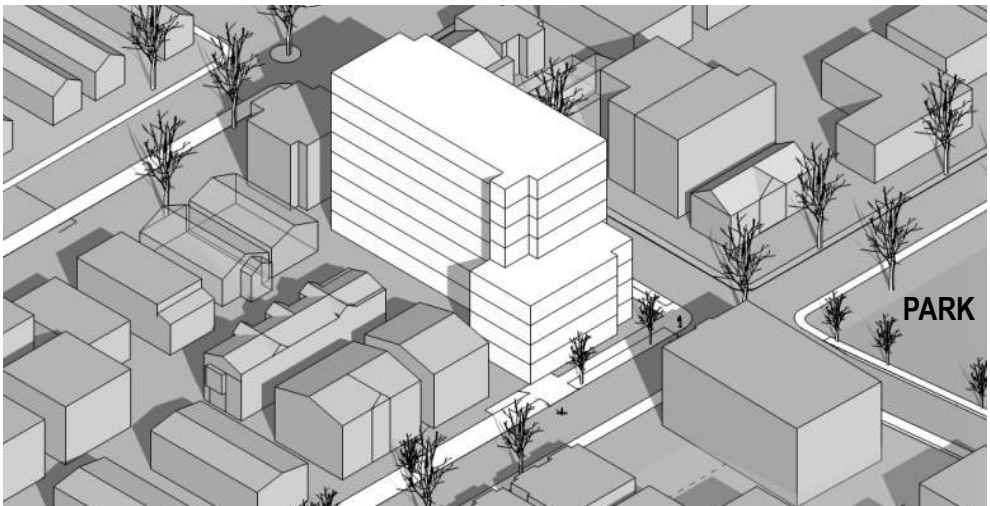
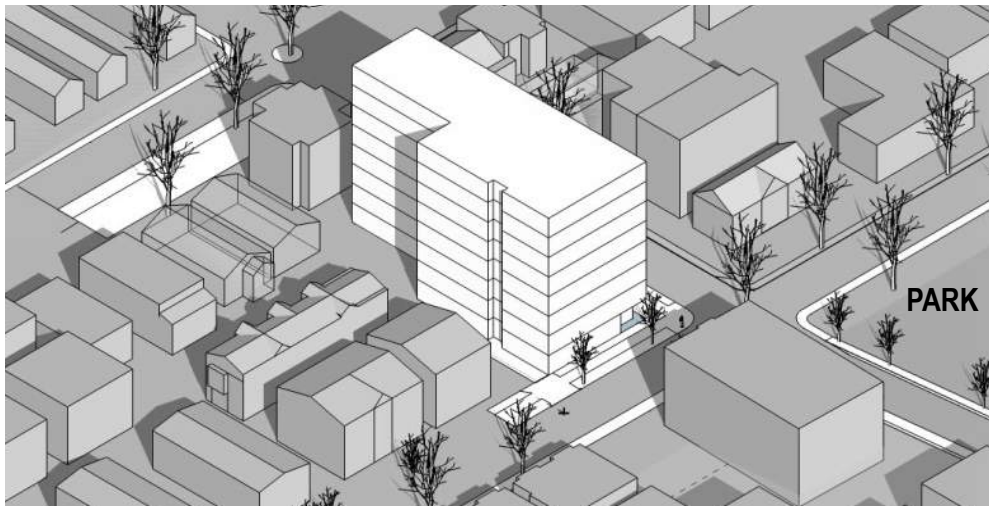
- Street-facing courtyard allows for accent landscaping and improved pedestrian realm
- Corner residential entry addresses Broadway Hill Park

POTENTIAL DEPARTURES

- Reduced street and rear setbacks

SDCI PLANNER COMMENTS (EDG1) - MASSING / STREET LEVEL USE + PUBLIC REALM

- Staff appreciates and supports public comments as well as Option C
- Recommend bring down massing along Federal Ave or other measures to reduce scale
- Recommend internalizing vertical cores to reduce apparent scale within neighborhood
- Staff supports landscaping along internal property lines
- Staff requests more study of relationship of building to Broadway Hill Park / entry location
- Locate residential uses along Federal Ave to activate streetscape
- Study basement level units / light wells to ensure livability and privacy are maximized



OPTION C - "NORTH COURT" (FROM EDG1)

DEVELOPMENT SUMMARY

118 Units - Multifamily apartments
25%-35% units provided at affordable income levels
0 sedu, 0 studios, 118 1-bedrooms
118+ bike parking

DISTINGUISHING FEATURES

- Street-facing courtyard allows for accent landscaping and improved pedestrian realm
- Corner residential entry addresses Broadway Hill Park
- Federal is declared as the front yard in this scheme (south property lines are side yards and west property lines are rear yards)

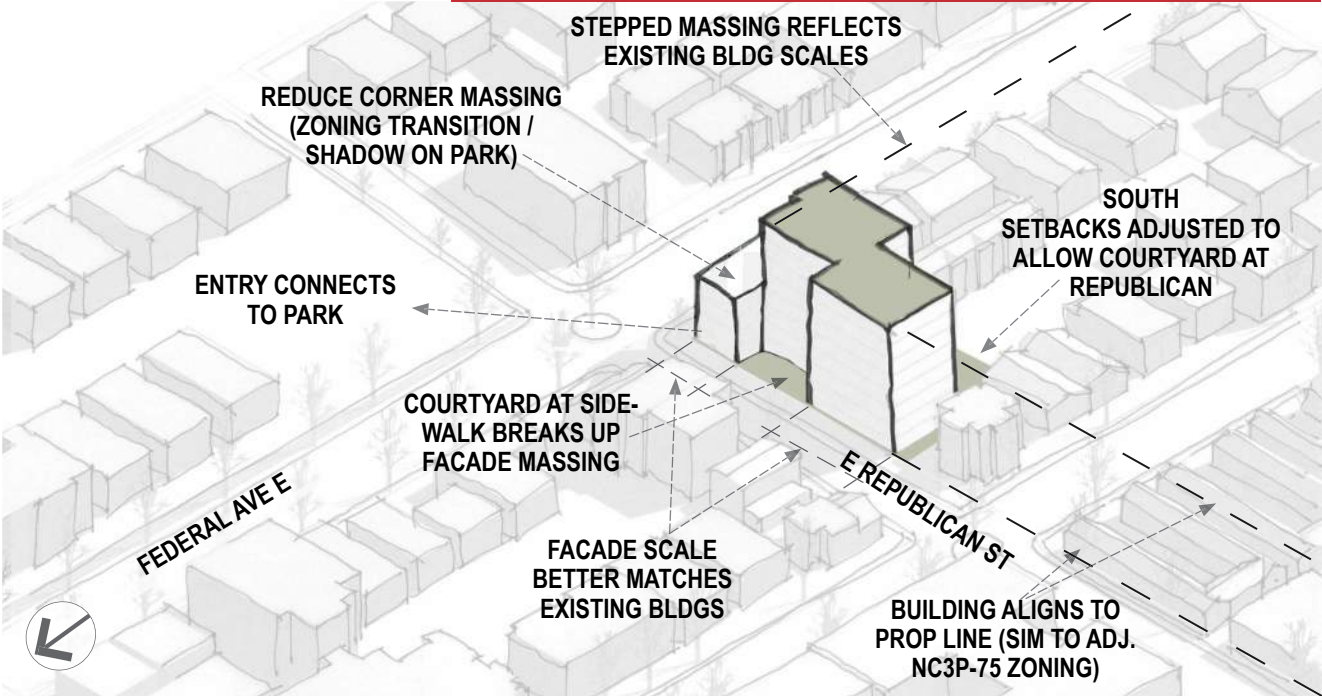
PROS

- Large ground level amenity area facing street
- Courtyard breaks up massing along Republican Street
- Below-grade residential units face courtyard, not street frontages
- Step down at top floor corner reduces building scale along Federal Avenue

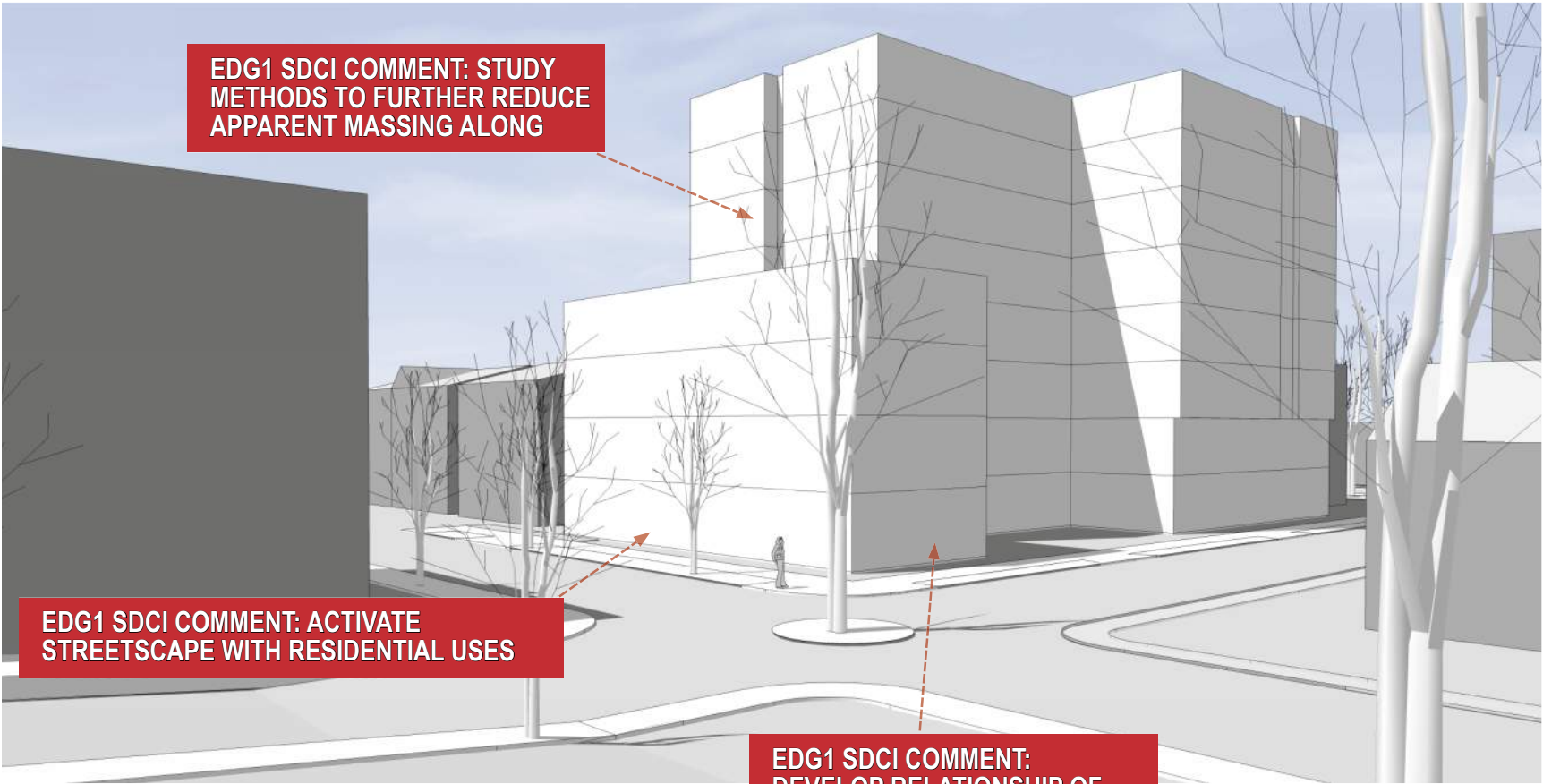
CONS

- No street-facing building modulation or substantial massing stepdown at adjacent buildings possible (additional modulation will reduce development yield below financially viable threshold)
- Maximum building height / story count required in order to achieve development objectives
- No community outdoor space proposed at grade

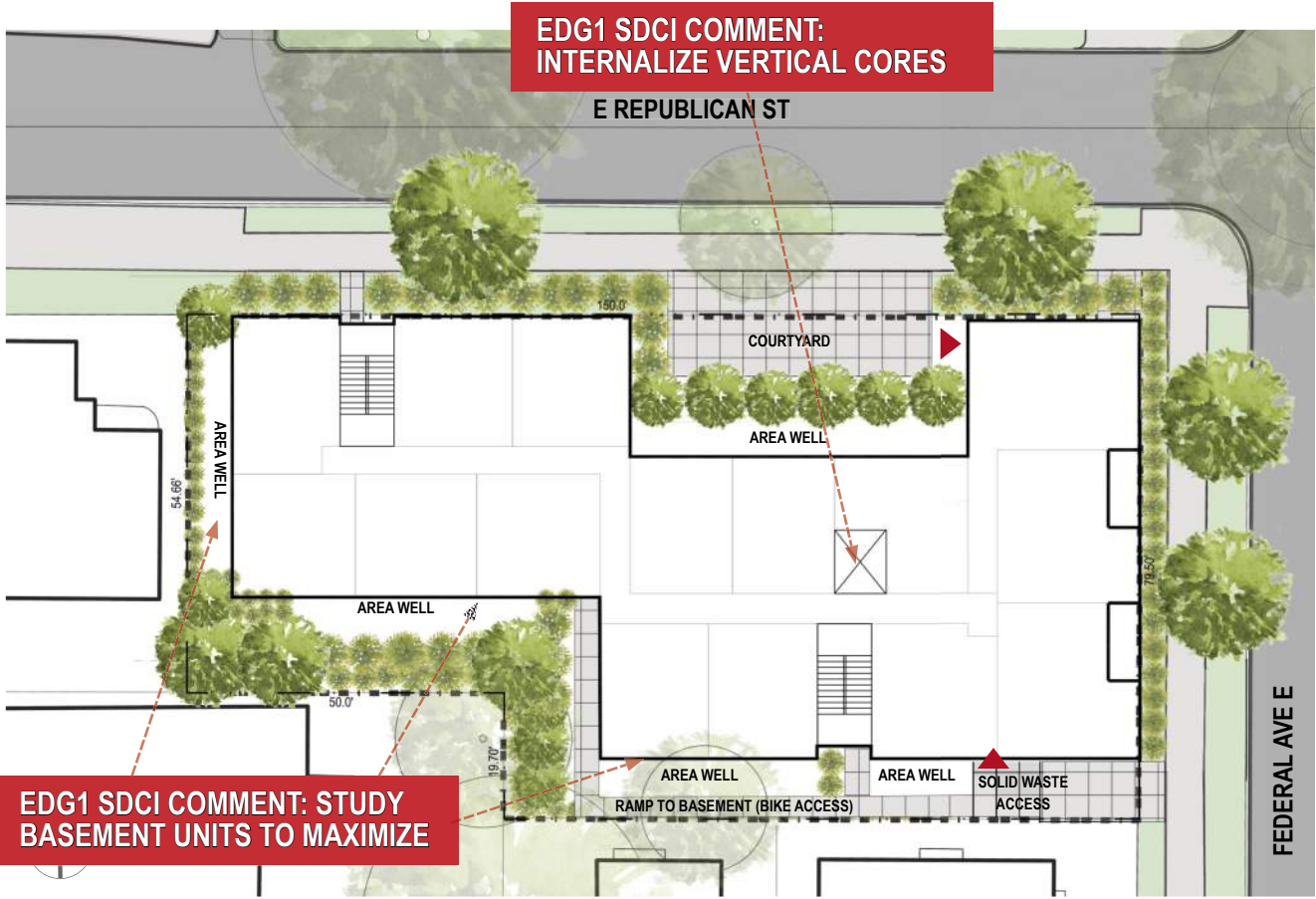
EDG 1 (ADR): OPTION C BOARD COMMENTS
(FOR REFERENCE ONLY)



CONCEPT MASSING



PERSPECTIVE - INTERSECTION OF REPUBLICAN AND FEDERAL



CONCEPTUAL GROUND LEVEL / LANDSCAPING PLAN

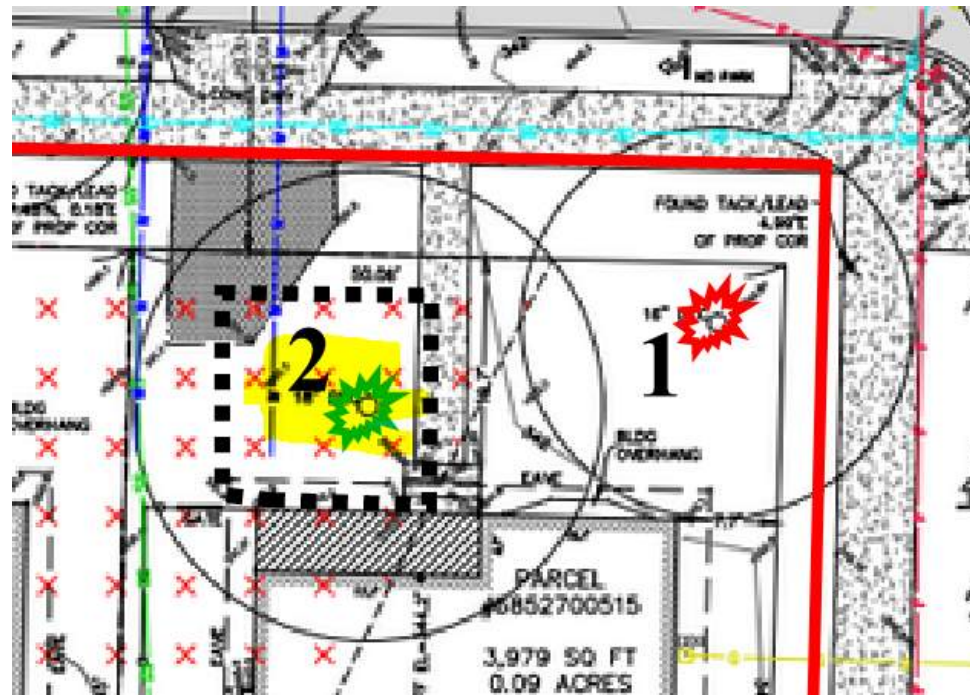
RESPONSES TO GUIDANCE / CORRECTIONS:

1. Provide a revised Arborist report describing size, species and location of the Exceptional Tree.

RESPONSE: Arborist Report revised and summary notations added to this packet on page 2. Full report is available to SDCI staff via project file. The Exceptional Tree in question is Tree #2, a 22.5" diameter Paper Birch.

2. Include the Critical Root Zone location of the Exceptional Tree

RESPONSE: Root zone protection is indicated on the tree protection exhibit below and in the revised report. Overall protection extents per revised Arborist Report are 16 feet north, 14 feet west, 8 feet south, and 6 feet east of current location. Further protection measures not required due to root zone obstruction caused by existing / adjacent single family house on site.



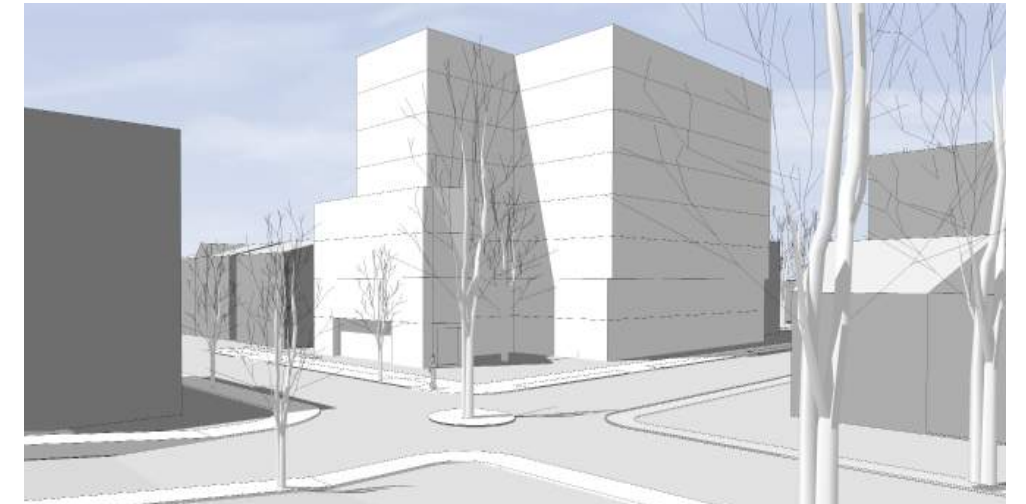
3. Include a massing option with the Exceptional Tree retained.

RESPONSE: Option D has been added to the packet as requested to investigate incorporating Tree #2 within the massing option. The location of the tree allowed a similar courtyard as shown in Option C to be utilized for Option D, shifting the open space towards the northeast corner opposite Broadway Hill Park while simultaneously retaining Tree #2. The open space at the corner intersection allows the project site to relate directly to the Park and the tree within the street roundabout, emphasizing the corner itself and drawing attention to the proposed building. The building entry for Option D was placed at the corner as a result of this relationship. In the process of investigating Option D, it was mutually determined by Applicant and Staff that Option D was a preferred alternative to Option C and thus warranted additional investigations as well as documentation. Those studies are included in this packet.

4. Demonstrate how the preferred massing option with Exceptional Tree removed meets Design Guidelines better than an option with the Exceptional Tree retained.

RESPONSE: Option D is more comprehensive and responsive in responding to Staff, neighborhood, and Design Review guidelines and comments by addressing a number of design aspects:

- a) Preservation of Exceptional Tree - Preserving the Paper Birch (Tree #2) retains a significant portion of existing site character while also responding to public comments / requests to save the mature landscaping. Design review guidelines are also satisfied by preserving the tree.
- b) Residential Entry - Preservation of the Exceptional Tree required the residential building entry to be relocated around the tree's root protection zone. The entry was shifted towards the corner intersection and offered an opportunity to orient the entry directly towards Broadway Hill Park, engaging it as directed.
- c) Streetscape Uses at Federal Avenue - Residential amenity uses including a residential use amenity lounge and patio have replaced the at-grade uses along Federal Avenue. The outdoor spaces will engage the sidewalk / streetscape while preserving occupant privacy and defensible space, and the amenity uses will activate the streetscape during most hours of the day.
- d) Relocated Cores - revisions to the proposed building circulation were necessary to preserve the Exceptional Tree. The easterly stair and elevator core were therefore relocated to mid-building and recessed from the north and east streetfront facades, reducing apparent bulk / scale.
- e) Reduced Massing along Federal Avenue - Preservation of the Exceptional Tree required redistribution of residential uses and units, somewhat limiting the ability of upper levels to pull back from the Federal Avenue streetscape edge as much as in Option C in EDG1. The shadow studies depict however that there are negligible net changes to light / shadow impacts on Broadway Hill Park and the massing steps back at the upper levels at the southeast corner which reduces apparent bulk/scale at that corner when viewed from Federal Avenue.



OPTION D "PRESERVE THE TREE" (PREFERRED)

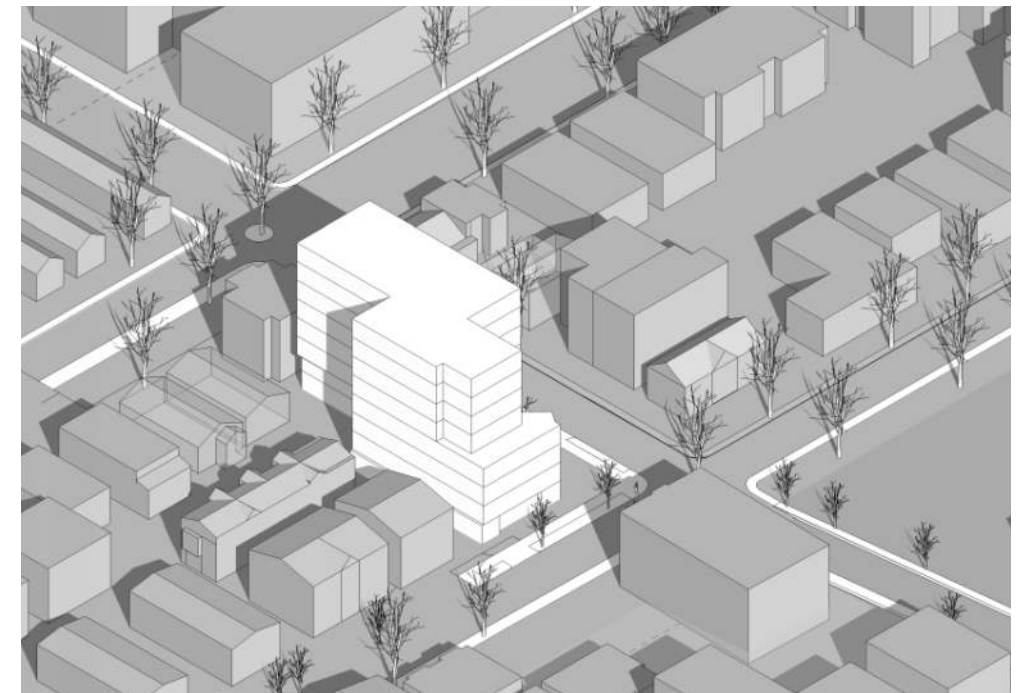
118 units

DISTINGUISHING FEATURES

- Street-facing courtyard allows for accent landscaping and improved pedestrian realm
- Corner residential entry addresses Broadway Hill Park
- Exceptional Tree retained, maximizing landscaping and relationship to Park
- Residential amenity spaces relocated to Federal Avenue to activate streetscape

POTENTIAL DEPARTURES

- Reduced street and rear setbacks



OPTION D - "RETAIN THE TREE" (PREFERRED)

DEVELOPMENT SUMMARY

117 Units - Multifamily apartments
25%-35% units provided at affordable income levels
16 sedu, 18 studios, 61 1-bedrooms, 22 2-bedrooms
117+ bike parking

DISTINGUISHING FEATURES

- Preservation of two existing trees at corner (one exceptional, one not designated as such) creates courtyard and corner entry opportunity
- Corner residential entry addresses Broadway Hill Park
- Federal is declared as the front yard in this scheme (south property lines are side yards and west property lines are rear yards)

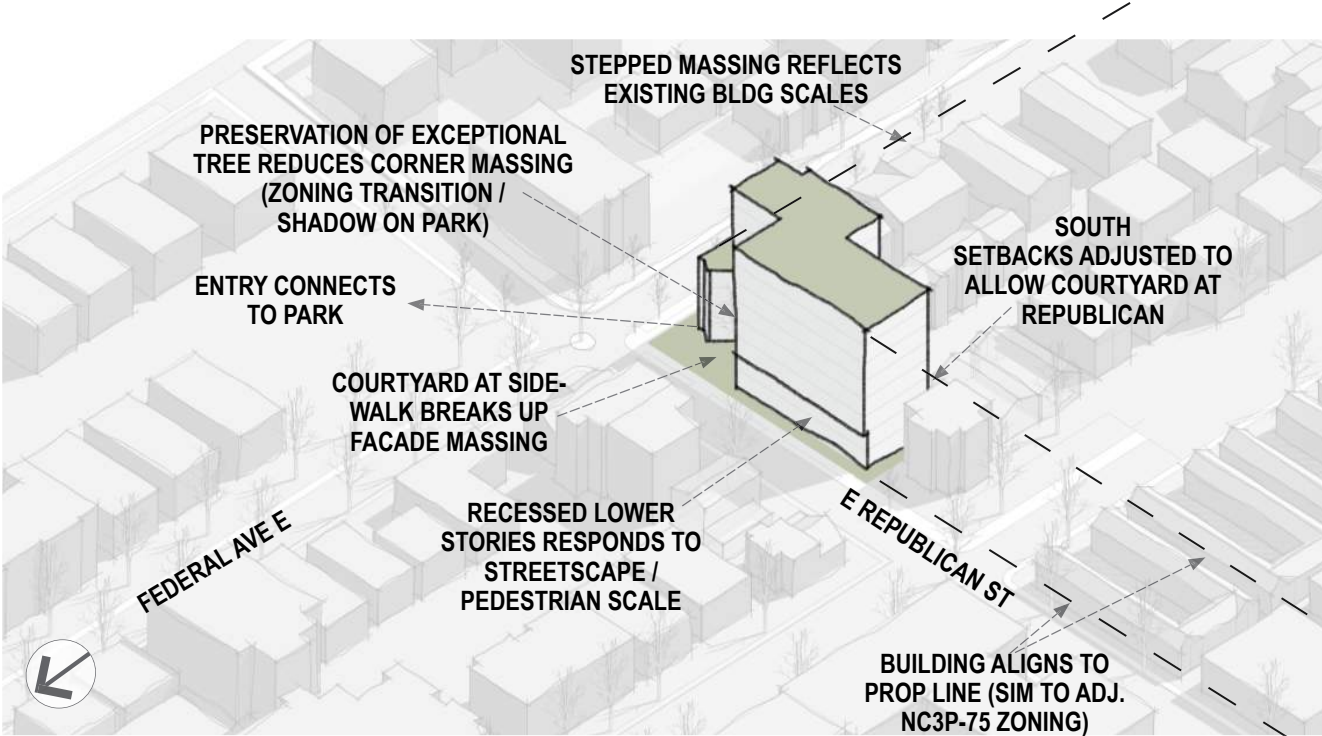
PROS

- Large ground level amenity area facing street with retained trees as center point
- Corner courtyard relates directly to park across street
- Ground-level residential units added along Federal to respond to existing street conditions
- No below-grade residential units face either street frontage
- Step down at top floor corner offers some reduction of building scale along Federa Avenue

CONS

- Reduced step-back of massing along Federal Avenue required to accomodate loss of development yield at trees / courtyard
- Increased massing lenght at building facade along Republican
- Maximum building height / story count required in order to achieve development objectives
- No community outdoor space proposed at grade (open space solely dedicated to preserving existing trees)

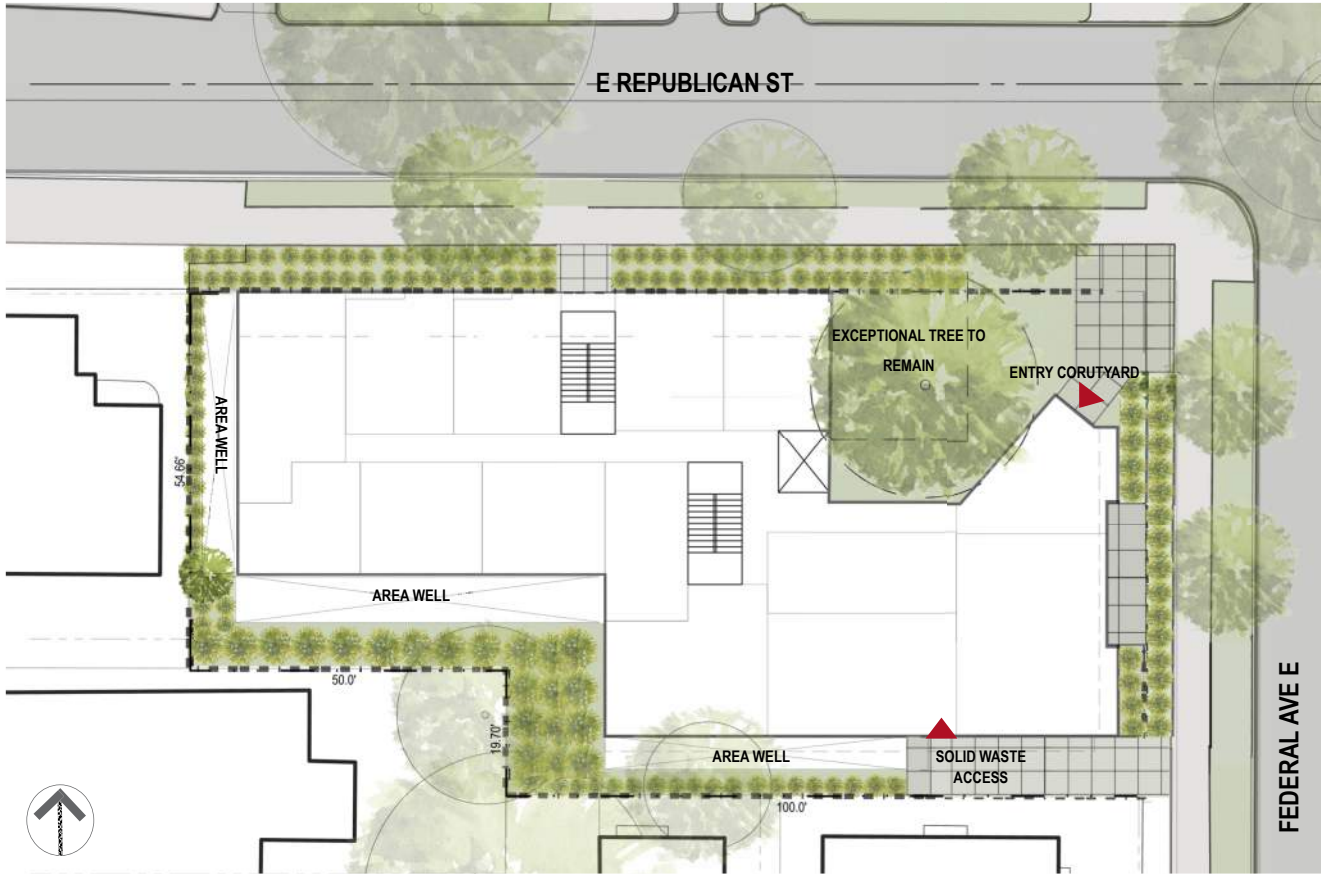
ARCHITECTURAL CONCEPTS: OPTION D (PREFERRED)



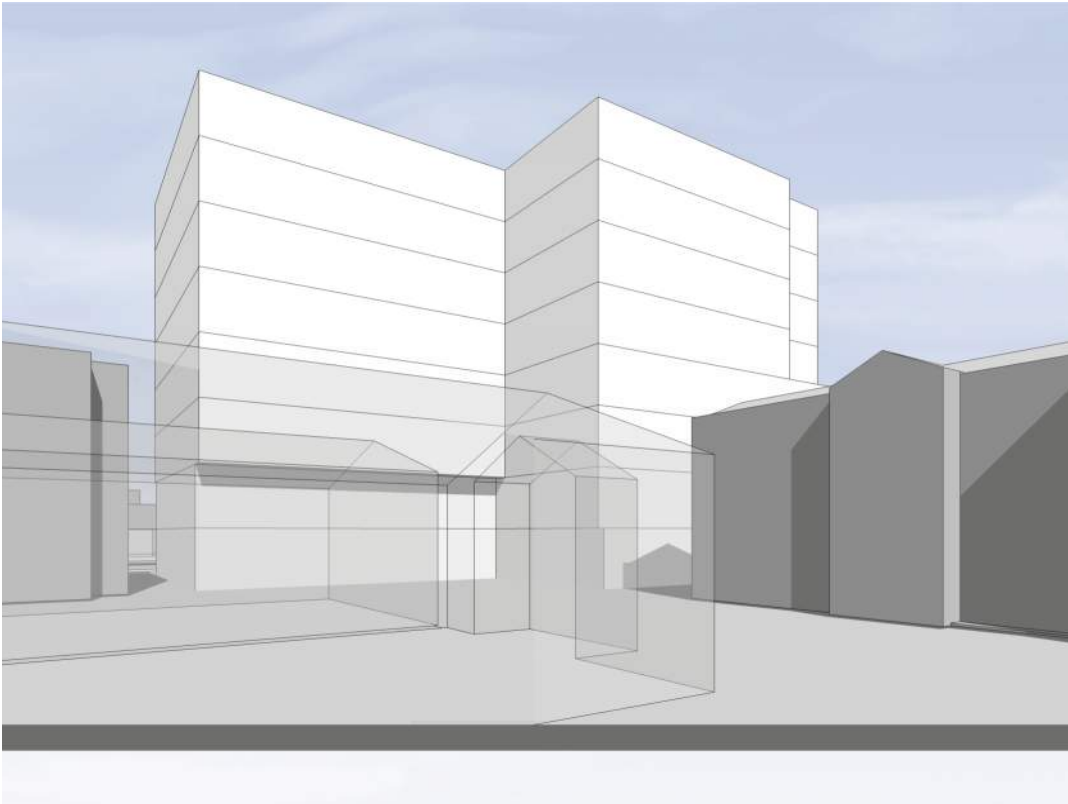
CONCEPT MASSING



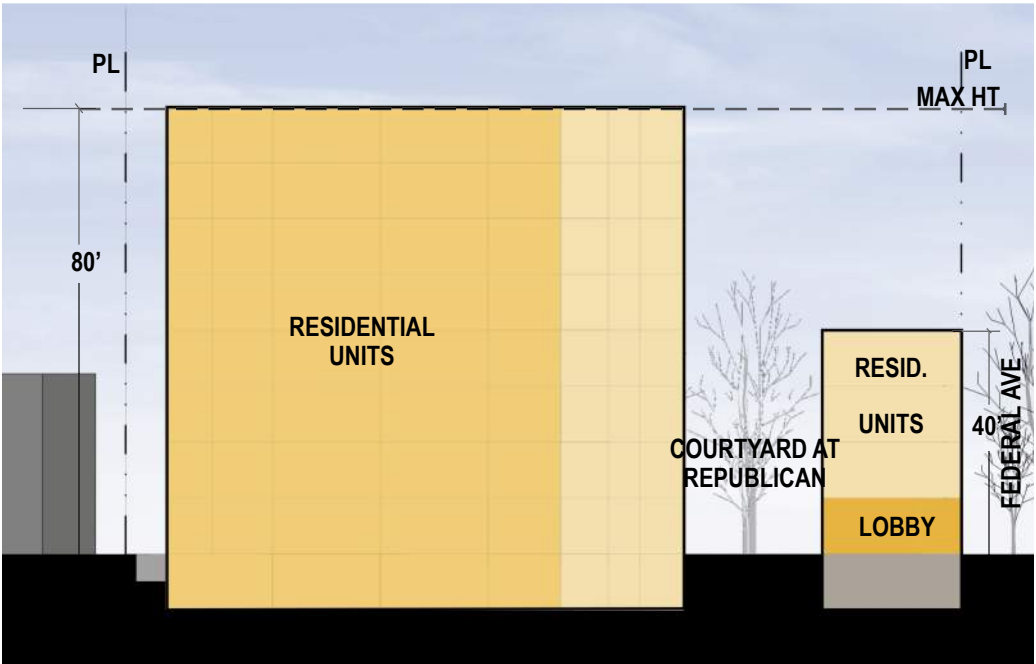
PERSPECTIVE - INTERSECTION OF REPUBLICAN AND FEDERAL



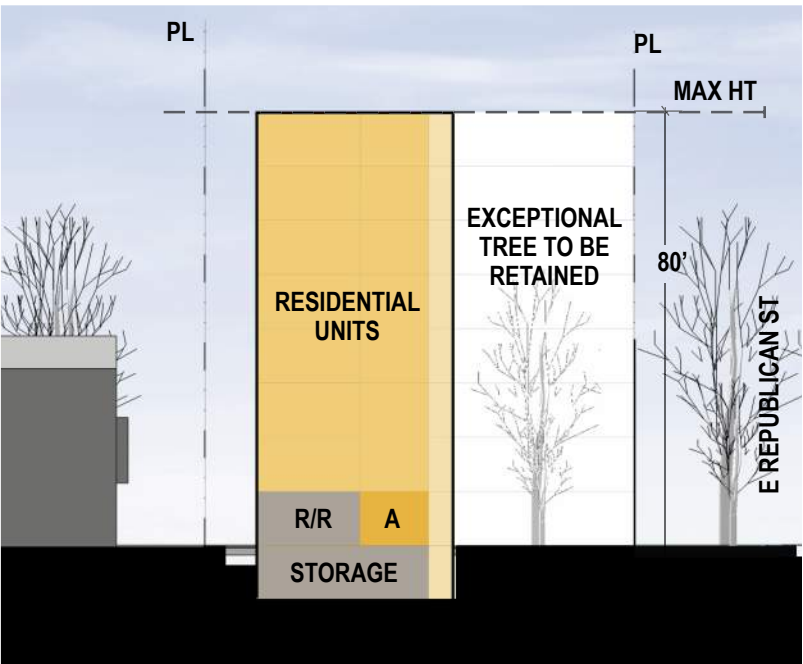
CONCEPTUAL GROUND LEVEL / LANDSCAPING PLAN



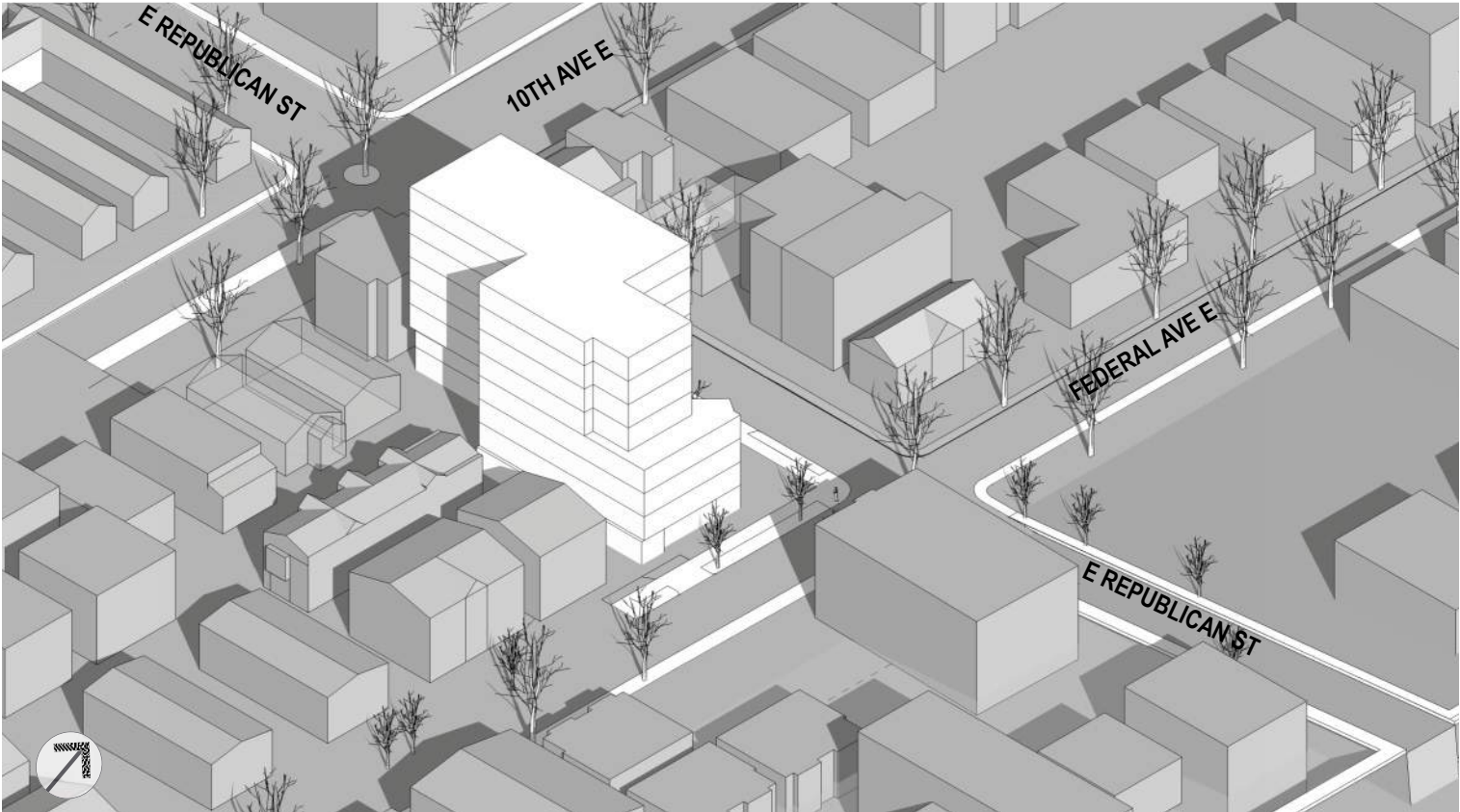
PERSPECTIVE - SOUTH FACADE FROM NEIGHBORING BUILDINGS



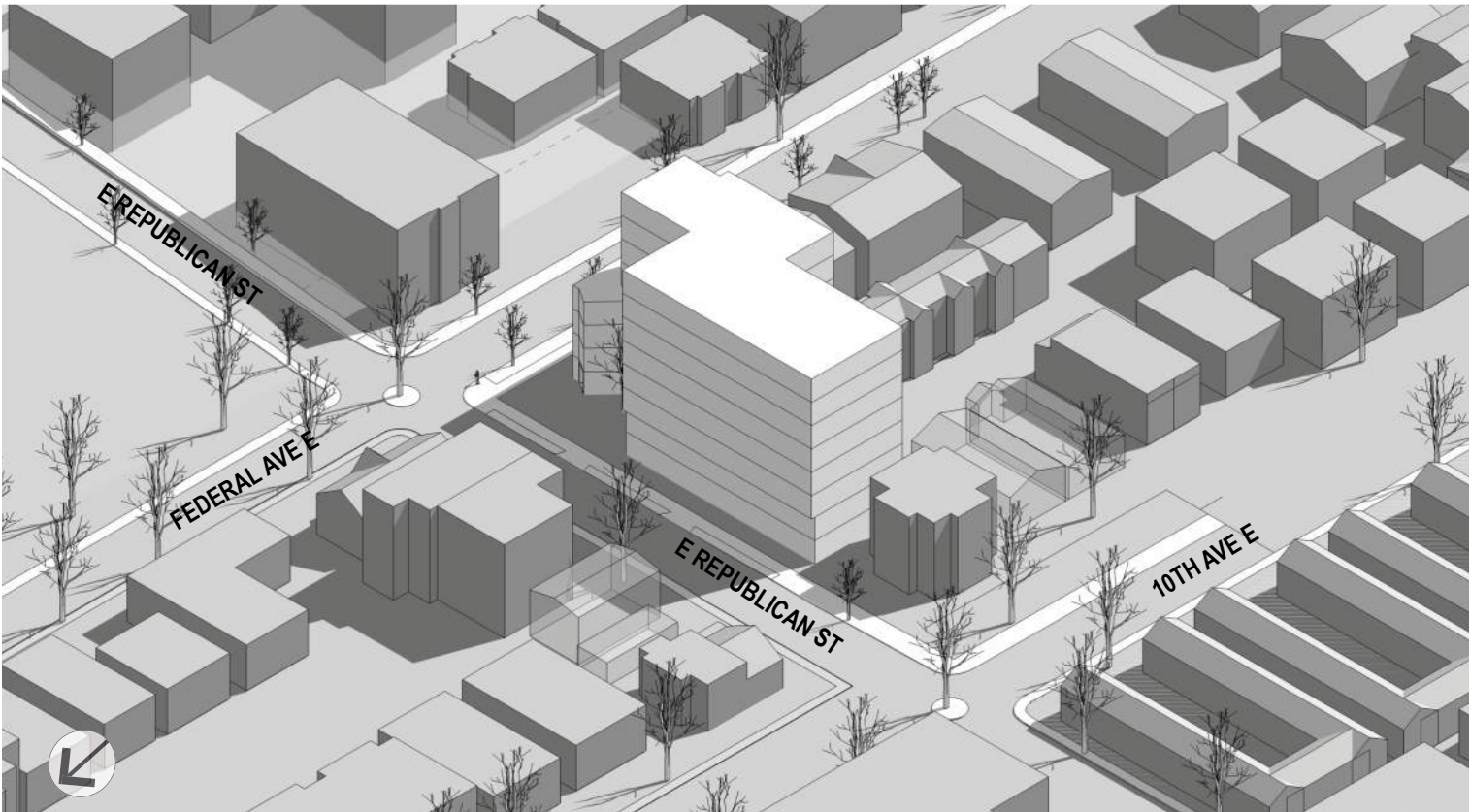
SECTION A



SECTION B

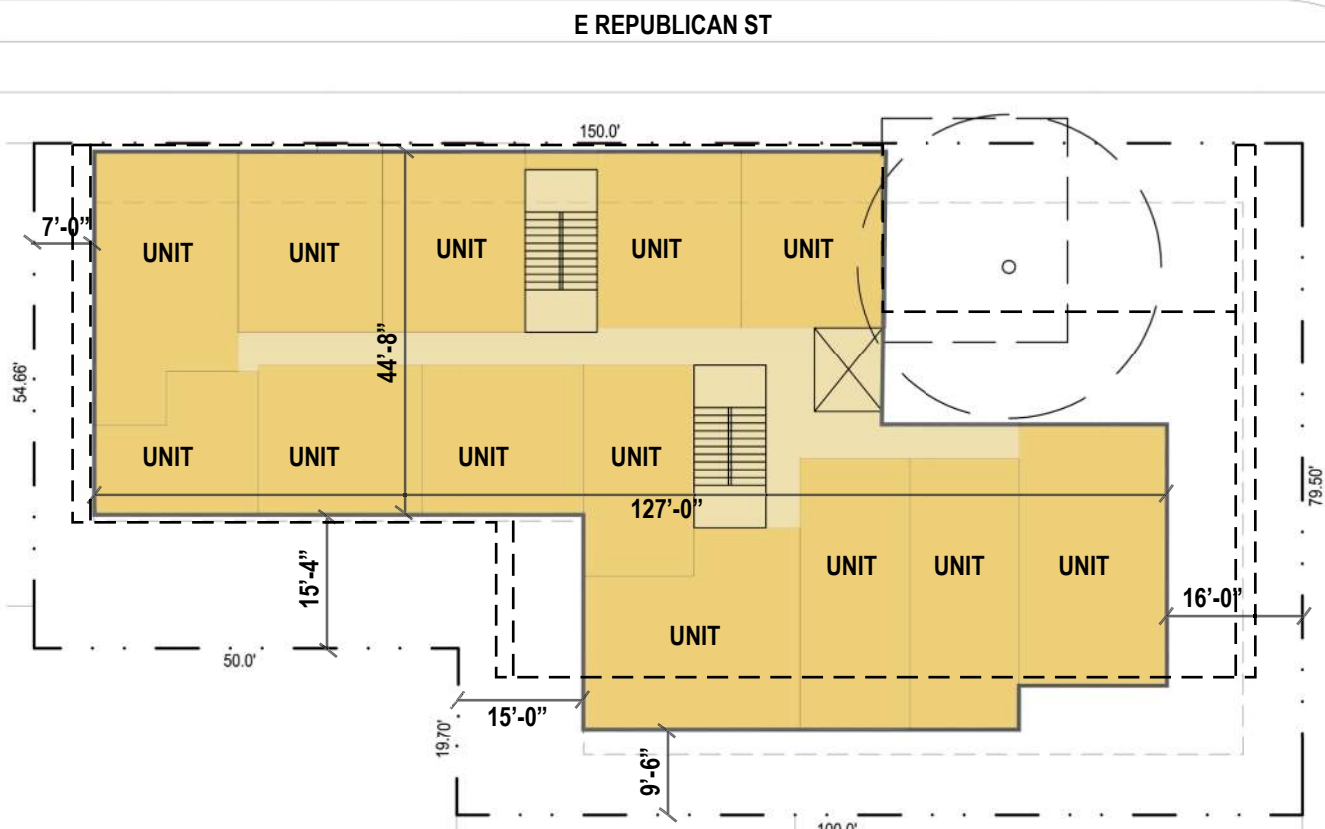


AXON - SOUTHEAST

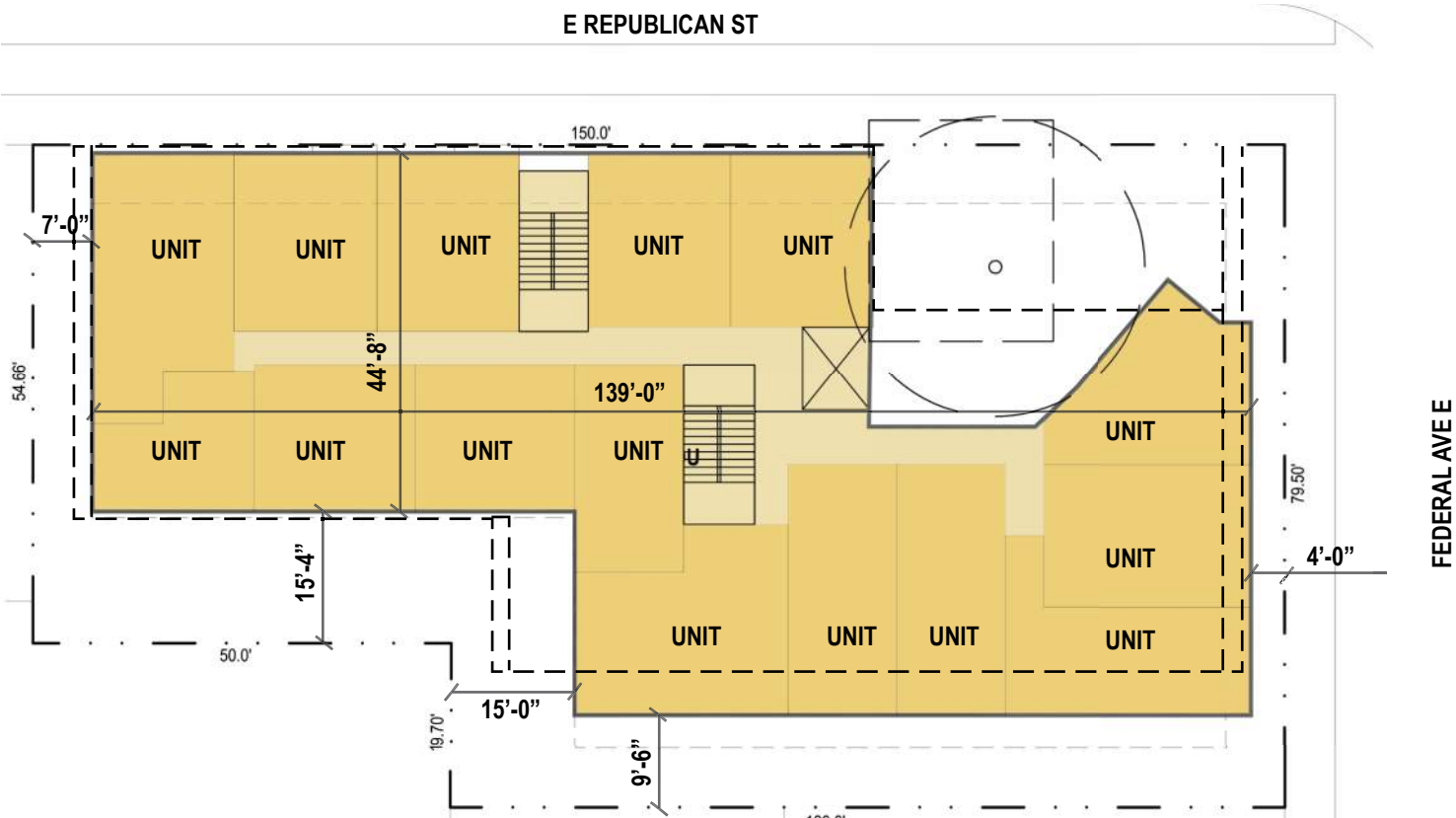


AXON - NORTHWEST

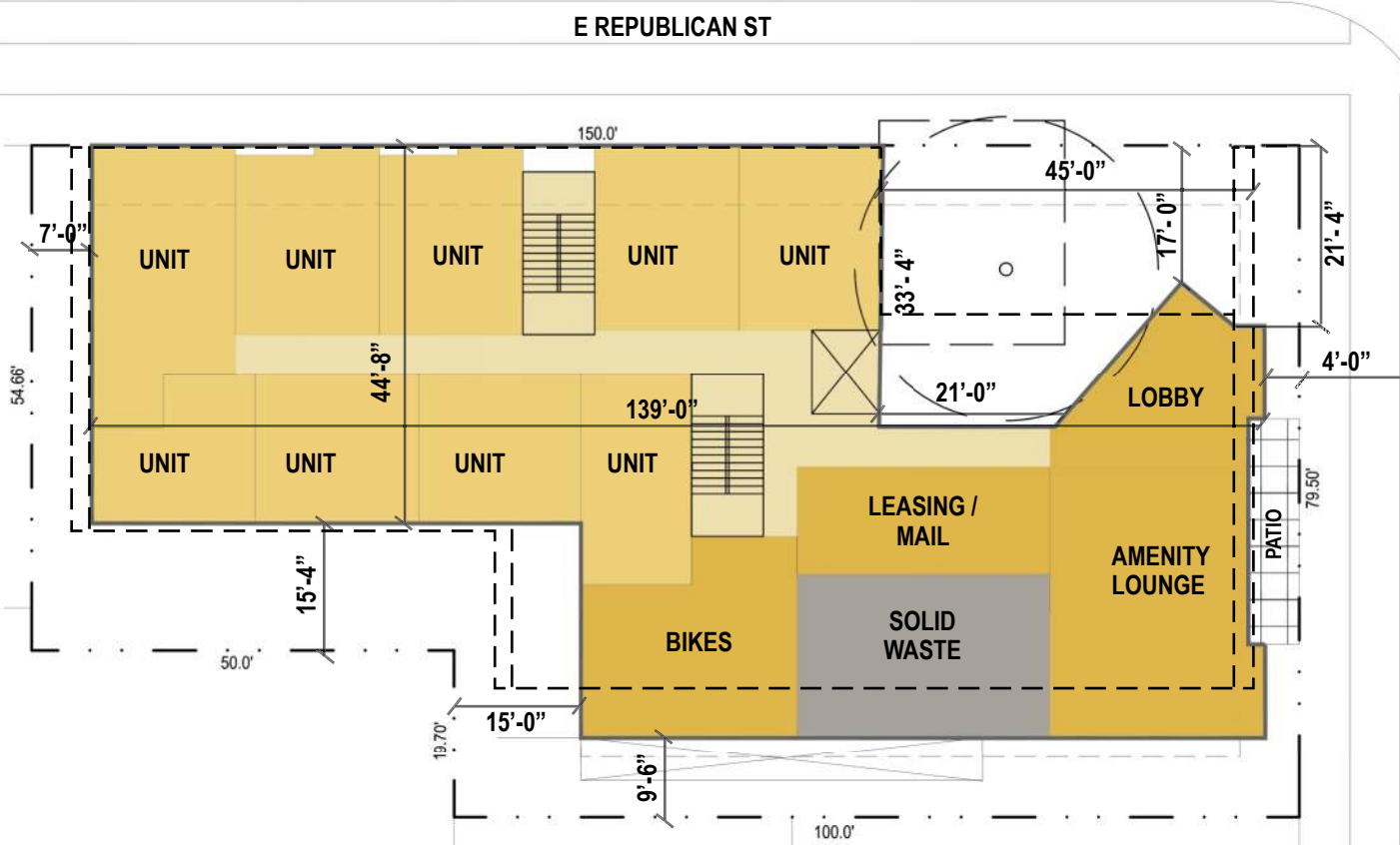
ARCHITECTURAL CONCEPTS: OPTION D (PREFERRED)



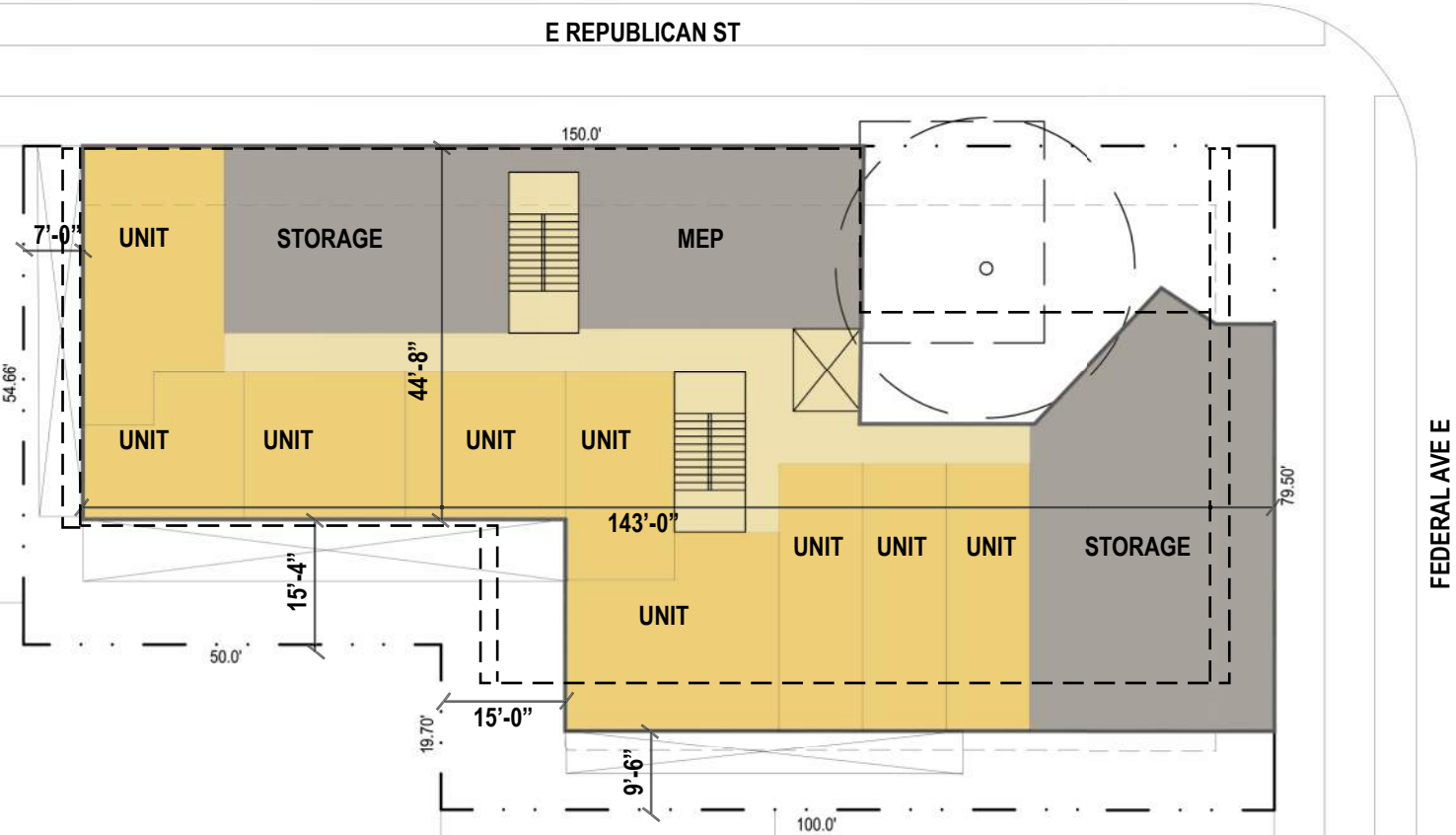
LEVELS 5-8 - FLOOR PLAN



LEVELS 2-4 - FLOOR PLAN

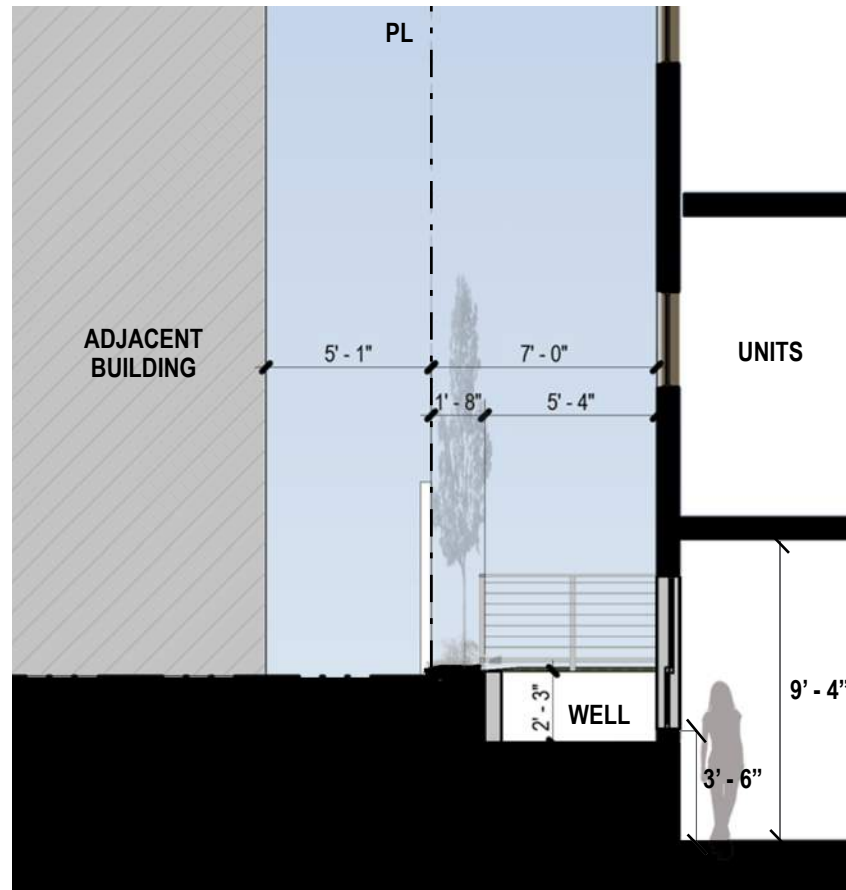


LEVEL 1 - FLOOR PLAN

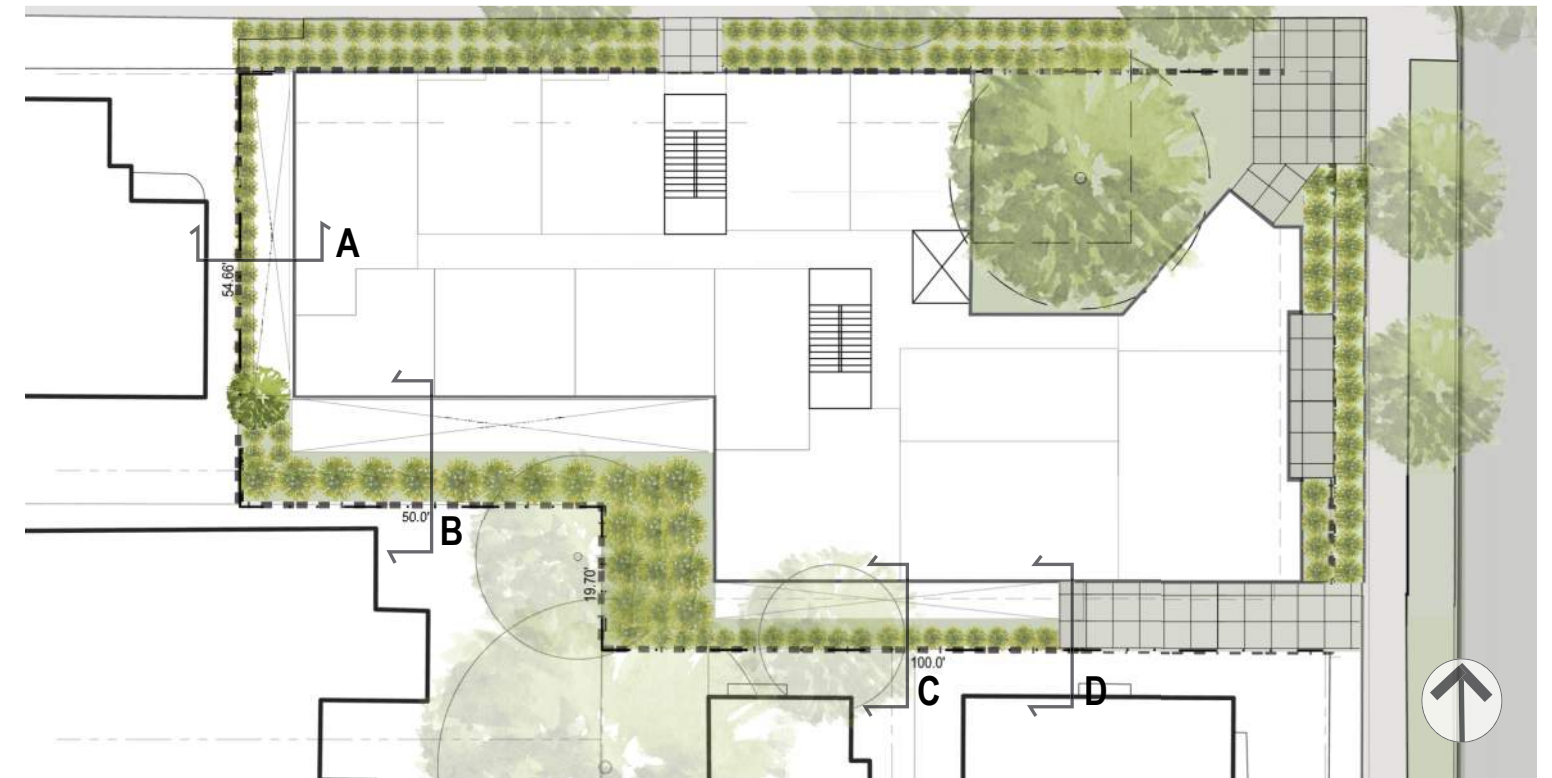


BASEMENT - FLOOR PLAN

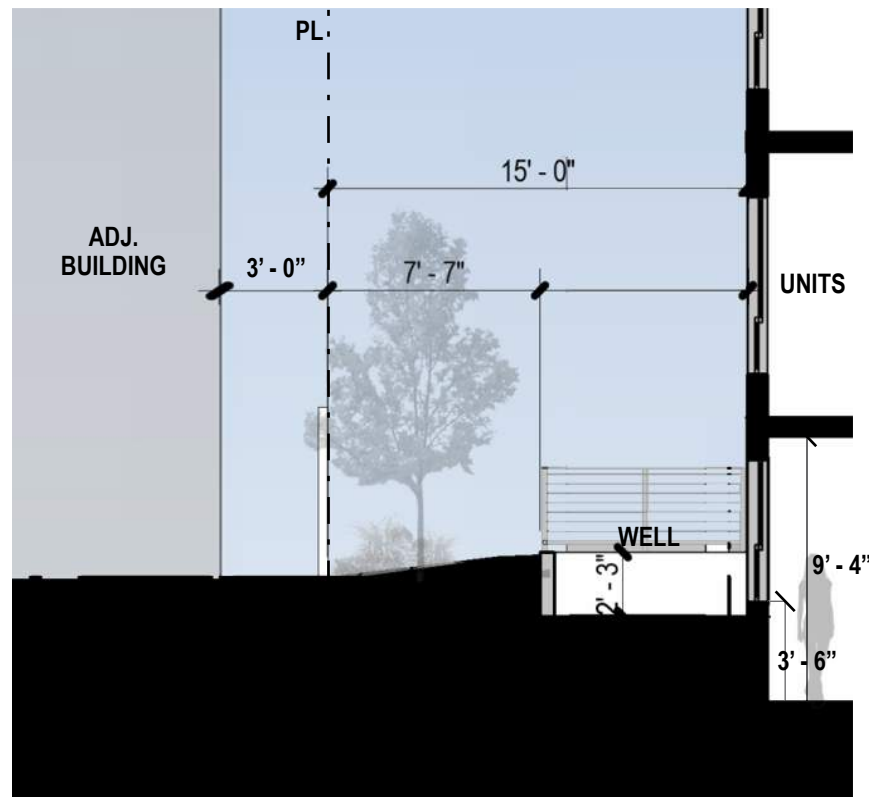
OPTION D (PREFERRED): BASEMENT UNIT + DAYLIGHT STUDY



SECTION A - WEST PROPERTY LINE



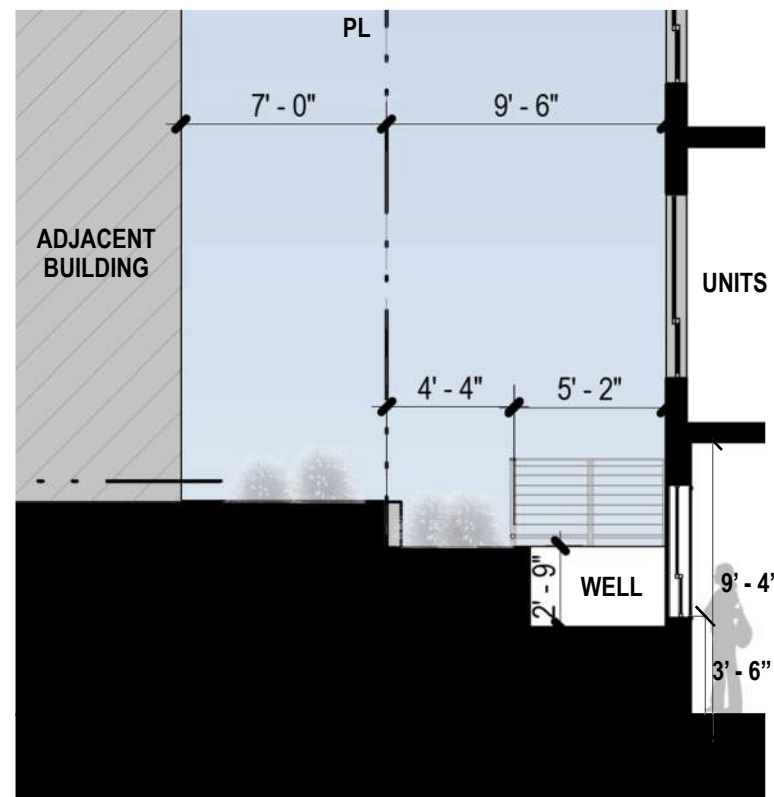
CONCEPTUAL GROUND LEVEL / LANDSCAPING PLAN



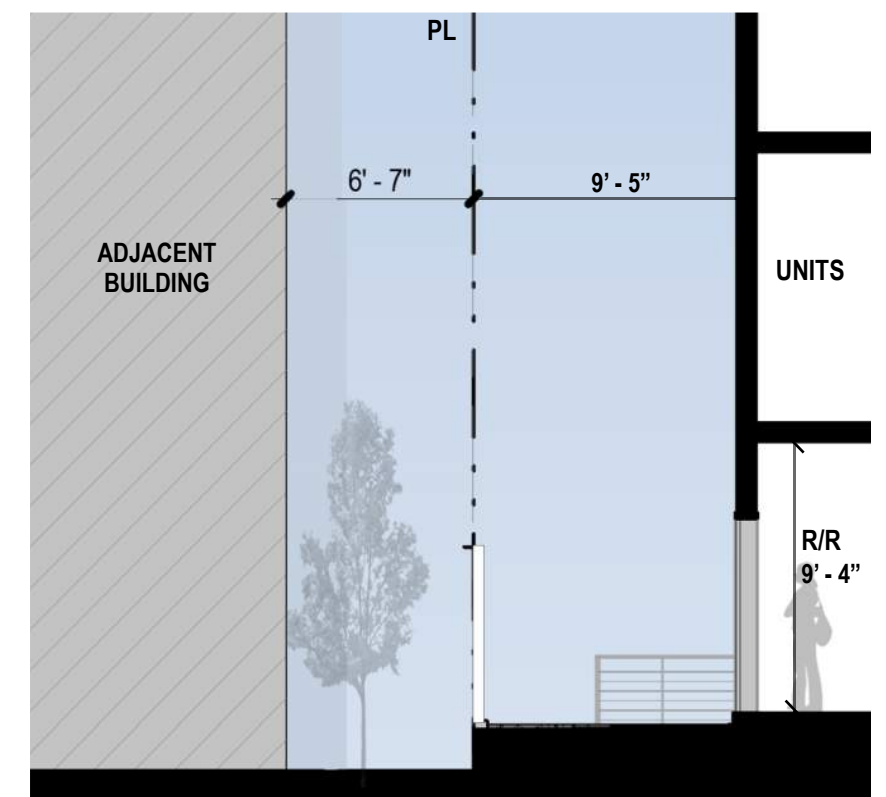
SECTION B - SOUTHWEST PROPERTY LINE

1013 EAST REPUBLICAN ST

1013 East Republican St, Seattle, WA 98102



SECTION C - SOUTH PROPERTY LINE



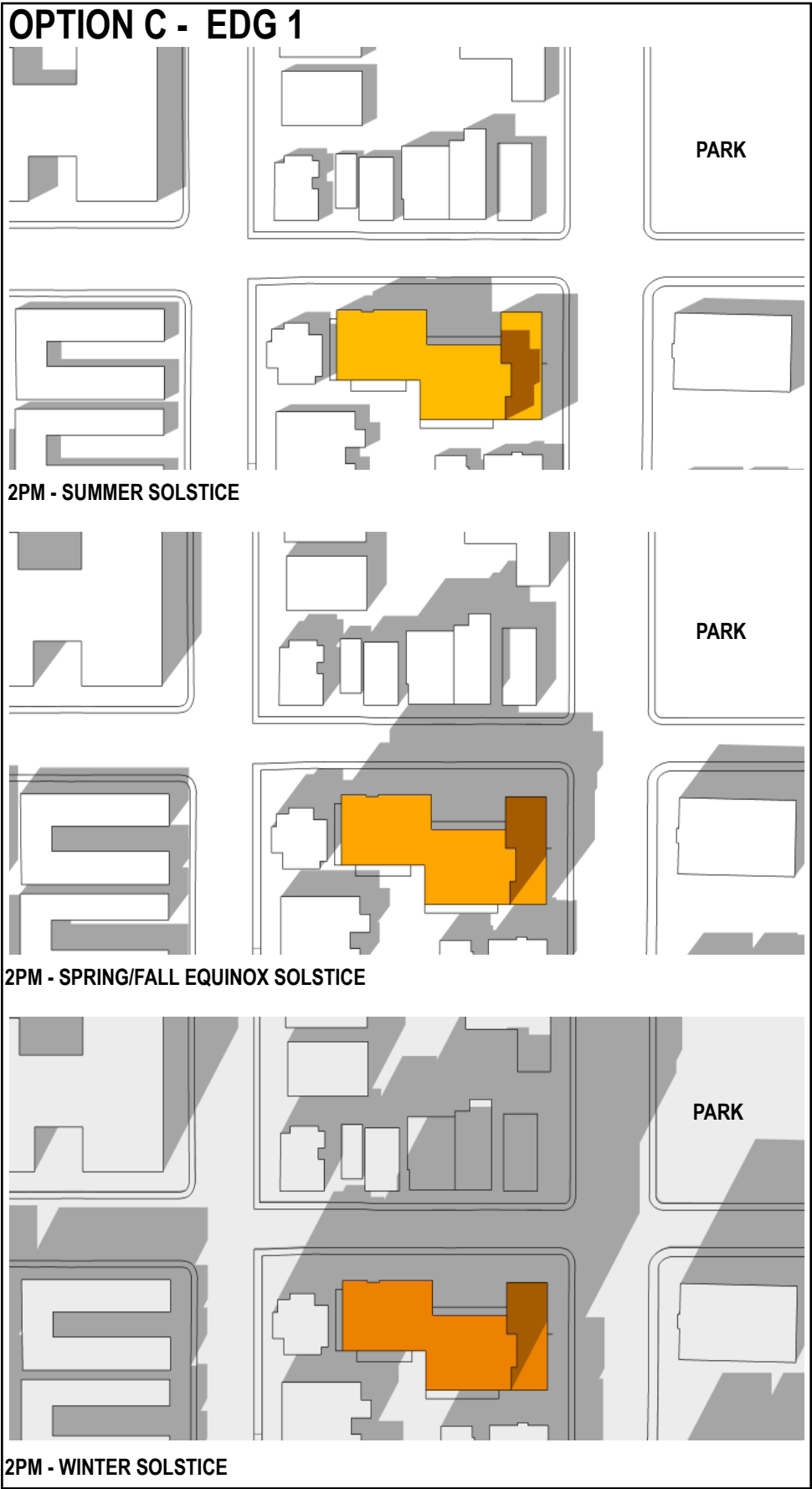
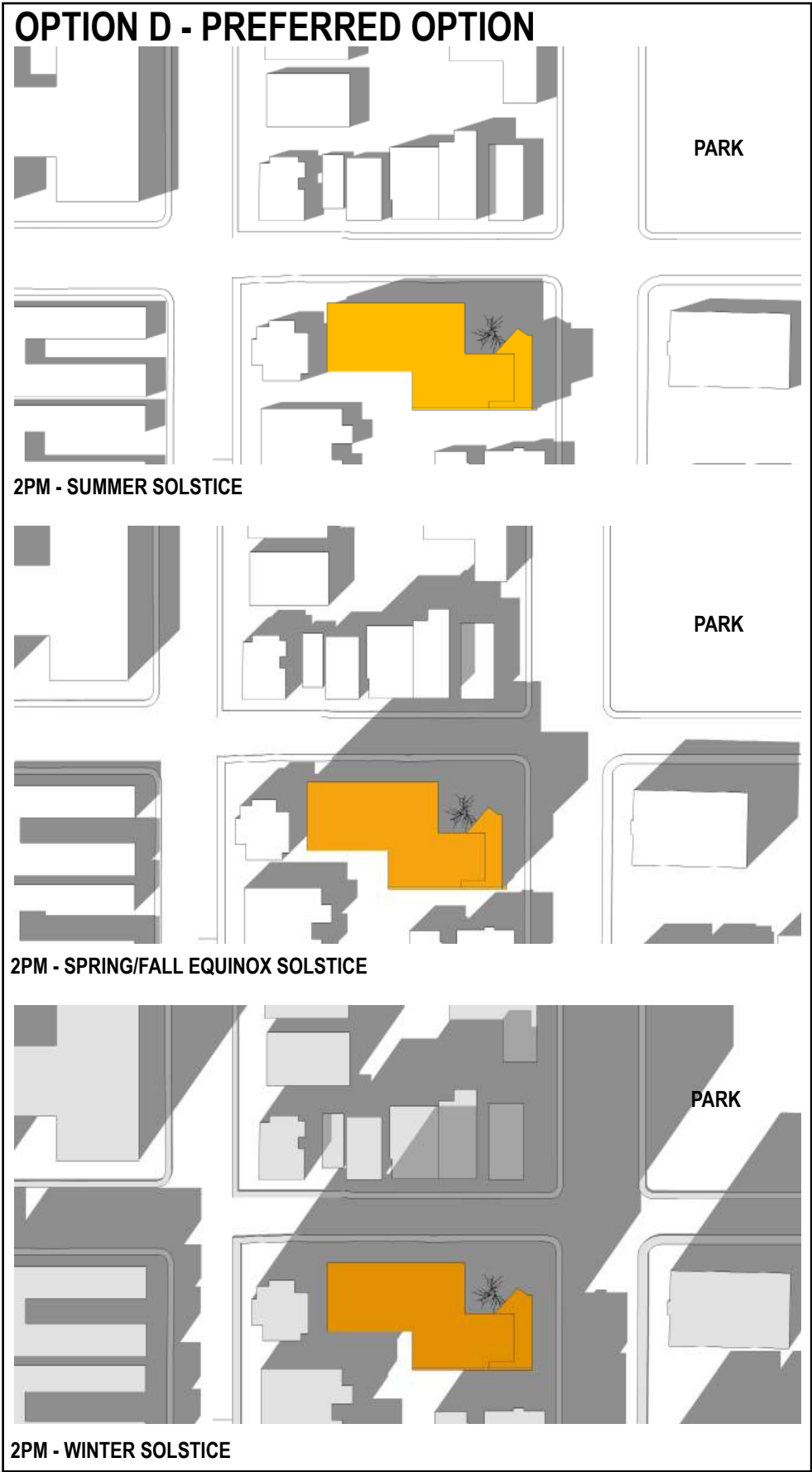
SECTION D - SOUTHEAST PROPERTY LINE

SOLAR STUDIES VS BUILDING HEIGHT - EDG 1

Public comments received at all community outreach and PPUNC meetings included strong requests to reduce solar impacts on the nearby Broadway Hill Park due to the allowable building height for the proposed project. Shadow studies were employed to investigate general impacts of various building heights on shadows impacting the park, concluding that shadows cast would not impact the park except in winter months when the sun angles are low in the sky. Further studies investigated impacts of lowering the proposed building massing to reduce the winter month impacts as documented below, however removing three to four complete stories of the proposed building rendered it financially infeasible. A shadow-specific study shown at right was utilized to evaluate the approximate extents of the massing envelope reduction necessary to reduce impacts to the park only, this time showing that a reduction in the building massing indeed was required but complete conformance would require approximately 25% reduction in building envelope. This amount of reduction again is financially infeasible but the project team noted the need to step the massing in a meaningful way and employ strategies for mitigating the building massing.

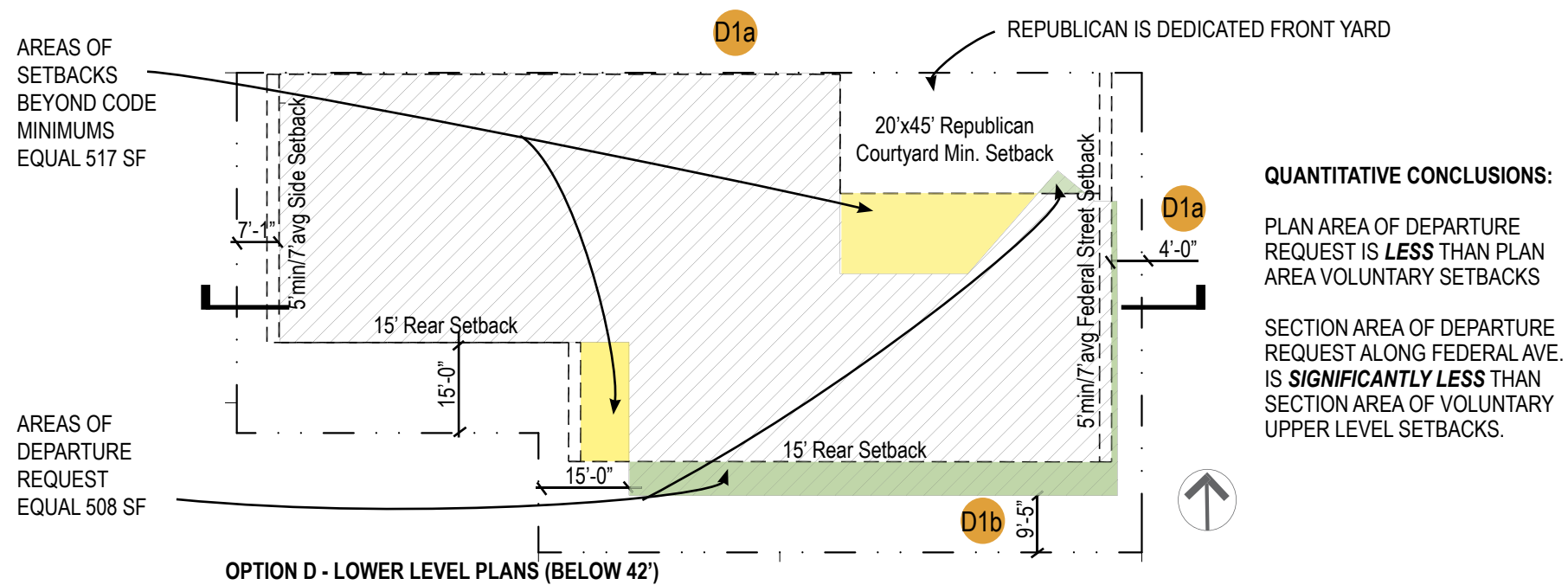
SOLAR STUDIES - OPTION D - PREFERRED (EDG2)

Option D was able to be developed in such a way as to respond to the site conditions largely similar to Option C in the EDG1 materials. The preservation of the Exceptional Tree along Republican effectively removed building mass along Federal and Republican at the street intersection, reducing the solar impacts by the proposed building on the adjacent Broadway Hill Park. The resulting shadows cast are similar in type and extents as noted in the revised studies at right.



SHADOW STUDIES

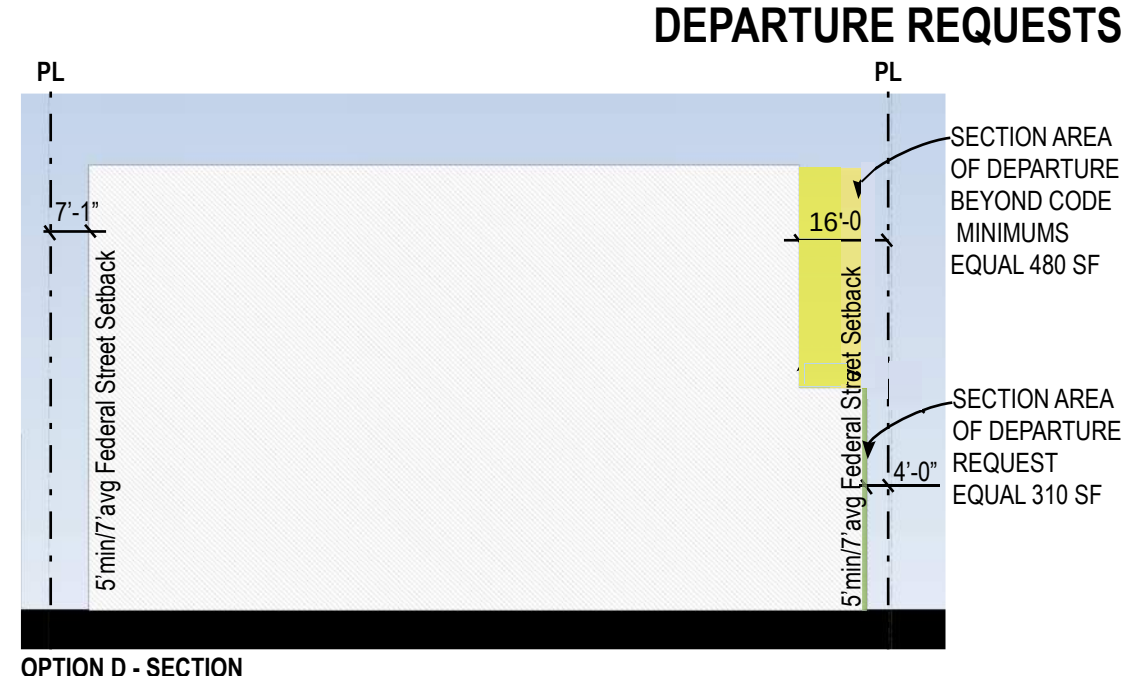
OPTION D (PREFERRED)



QUANTITATIVE CONCLUSIONS:

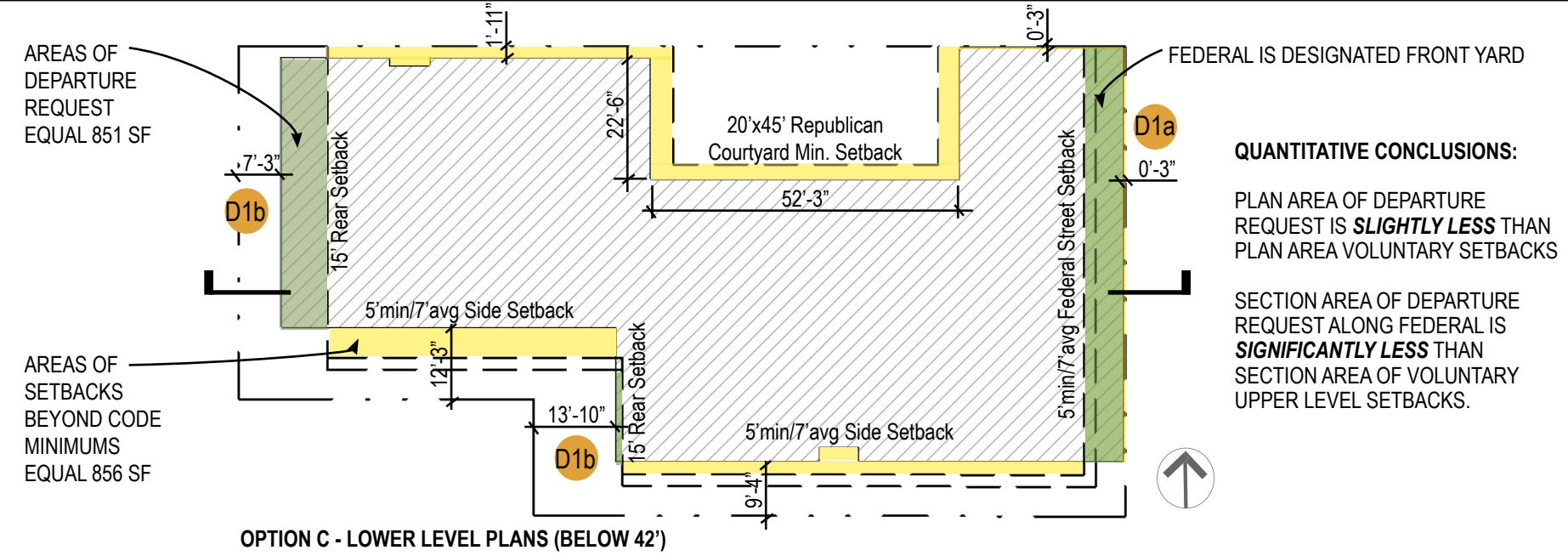
PLAN AREA OF DEPARTURE REQUEST IS **LESS** THAN PLAN AREA VOLUNTARY SETBACKS

SECTION AREA OF DEPARTURE REQUEST ALONG FEDERAL AVE. IS **SIGNIFICANTLY LESS** THAN SECTION AREA OF VOLUNTARY UPPER LEVEL SETBACKS.



OPTION D - SECTION

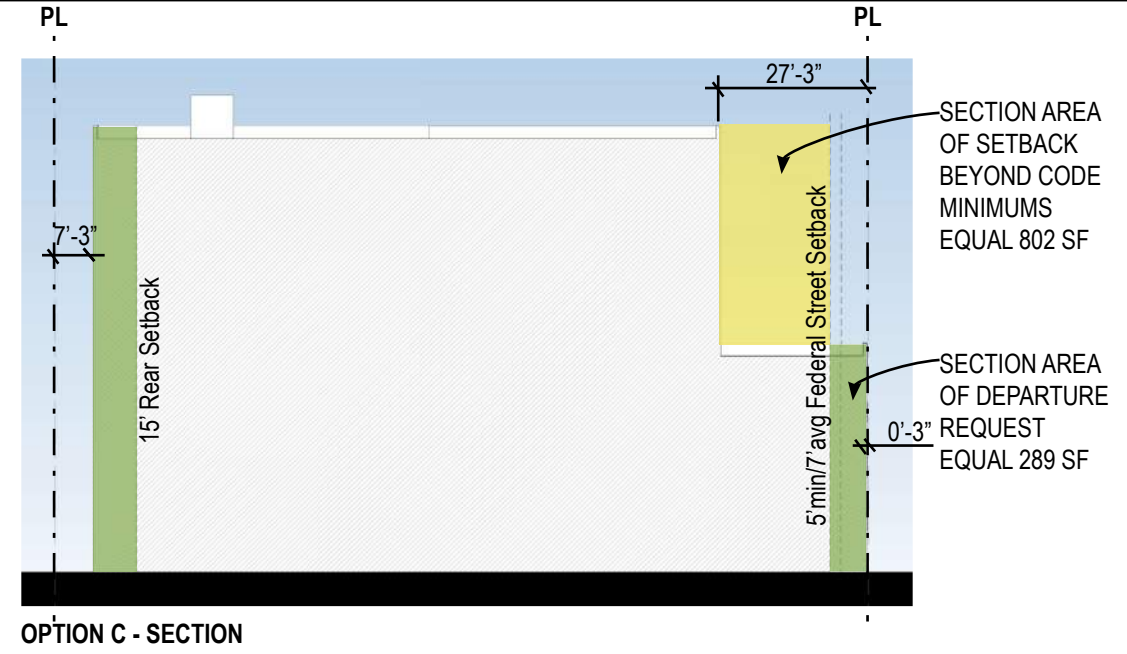
OPTION C



QUANTITATIVE CONCLUSIONS:

PLAN AREA OF DEPARTURE REQUEST IS **SLIGHTLY LESS** THAN PLAN AREA VOLUNTARY SETBACKS

SECTION AREA OF DEPARTURE REQUEST ALONG FEDERAL IS **SIGNIFICANTLY LESS** THAN SECTION AREA OF VOLUNTARY UPPER LEVEL SETBACKS.



OPTION C - SECTION

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	OPTIONS	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D1a	23.45.518.B1 Table B	Street Setbacks	D,C	7' average 5' minimum	Option D: A small encroachment is proposed within the courtyard and a 4' setback is proposed along Federal (both only up to 42') Option C: 3" setback proposed along Federal (only up to 42')	Option D proposes a large courtyard at the corner in order to preserve an exceptional tree and enhance a relationship to the park and the streetscape. Due to the tree location and root protection area, the courtyard is significantly deeper than the code minimum required and the massing is pushed south into the rear setback. The project requests a small encroachment into the courtyard to provide a massing that directs the entry sequence toward the park and create a strong sense of place on the east courtyard edge. The project proposes a reduced setback on Federal to create a well proportioned massing east of the tree. Both the courtyard and streetback departures occur only up through the fourth story. The upper four floors are setback significantly from Federal to reduce the overall perceived massing for the zone transition and the adjacent neighbors. (CS1.D1 On-Site Features, PL1.A Network of Open Spaces, PL3.A Entries, DC2.A Massing) Option C proposes a larger than code minimum courtyard along Republican. This courtyard serves to significantly reduce the massing along Republican and the less intense zone to the North while pushing the massing further to the West and East, creating a strong urban edge on Federal and strong future street wall on Republican. The perceived massing is further reduced for the zone transition and adjacent neighbors with generous upper level setbacks along Federal. Beyond code side yard setbacks are proposed to reduce impacts to neighbors to the South. A slight encroachment within the rear yard setbacks is requested to shift the massing away from the Southern lot line and still meet the unit widths required for livability. (CS2.D3 Zone Transitions, CS2.D5 Respect for Adjacent Sites, PL1.A Network of Open Spaces, DC2.A Massing)
D1b		Rear Setback	D,C	15' minimum	Option D: Project proposes a 9'-5" rear setback along the southern most property line Option C: Project proposes a 7'-3" rear setback and a 13'-10" rear setback along the west property lines	



EDG 1: OPTION C PROPOSED DESIGN DEVELOPMENT

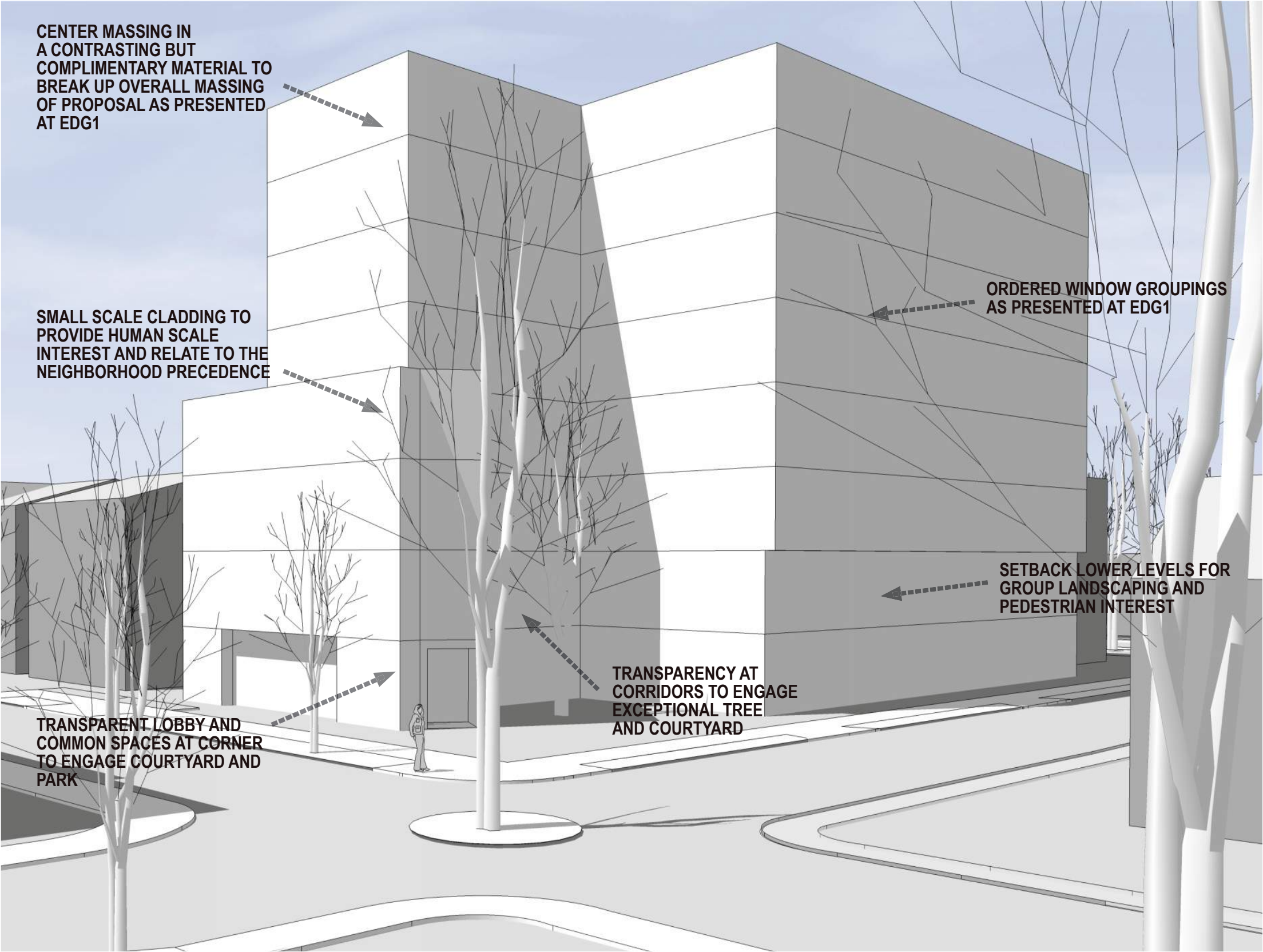


SOLID/CONTEMPORARY MASSING



STEPPED CORNER MASSING TO REDUCE BLDG SCALE

1013 EAST REPUBLICAN ST
1013 East Republican St, Seattle, WA 98102



CONCEPTUAL EXTERIOR DESIGN - CORNER INTERSECTION AND STREET FRONTAGES



EDG 1: OPTION C PROPOSED DESIGN DEVELOPMENT



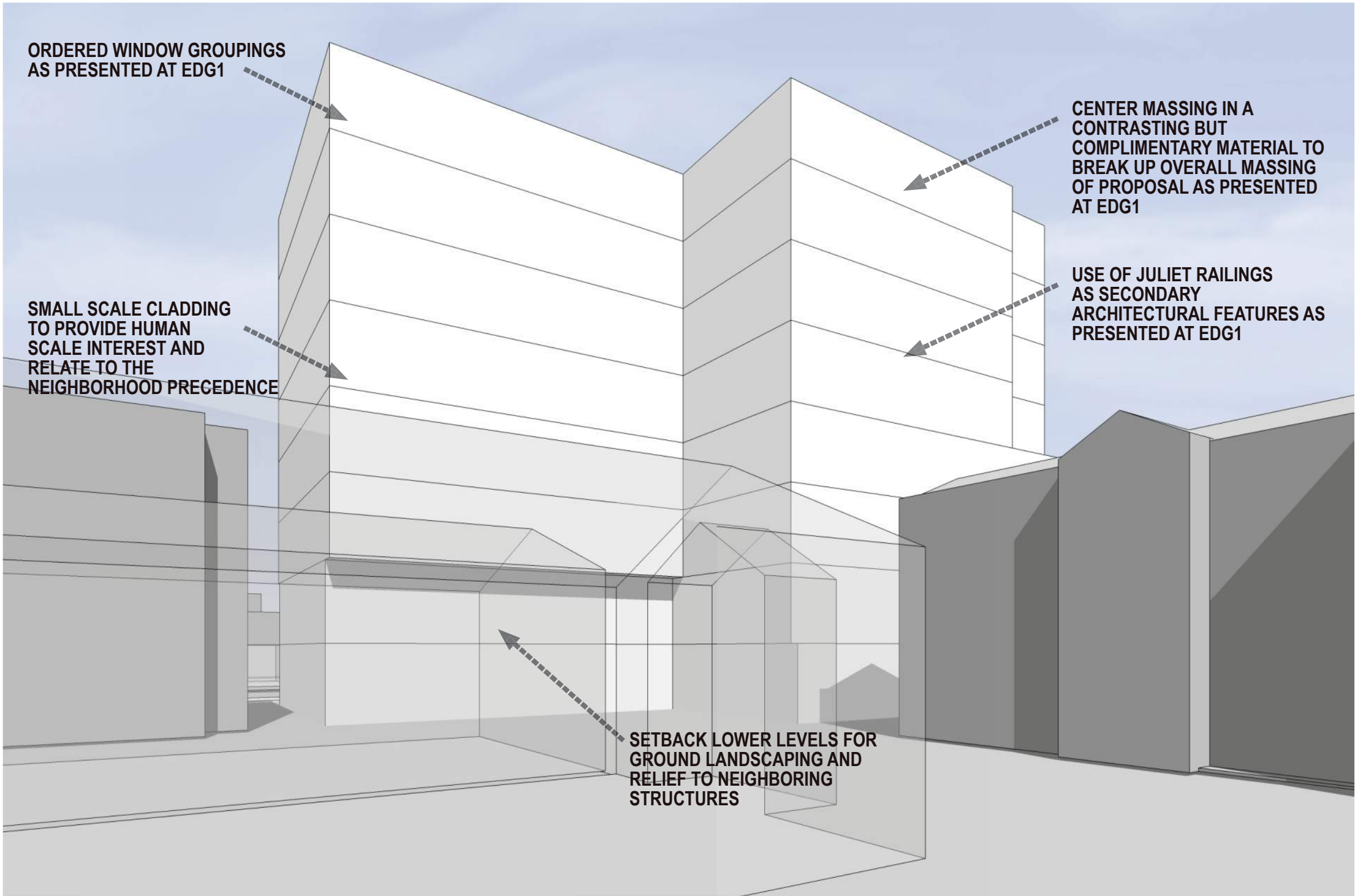
SOLID/CONTEMPORARY MASSING



PLANAR FACADE WITH JULIET RAILINGS / CLADDING CHANGES

1013 EAST REPUBLICAN ST
1013 East Republican St, Seattle, WA 98102

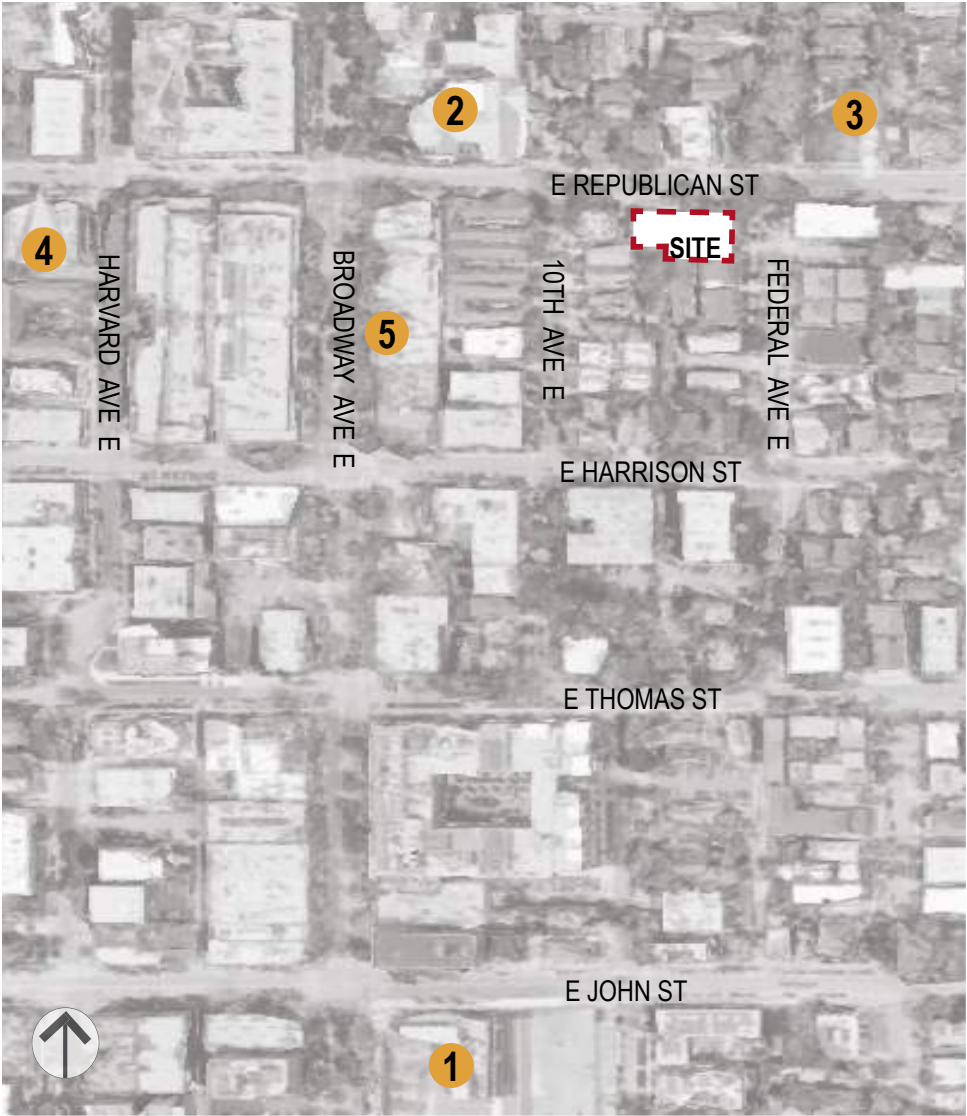
OPTION D (PREFERRED): PERSPECTIVE AT INTERIOR LOT LINE



CONCEPTUAL EXTERIOR DESIGN - SOUTH FACADES FACING EXISTING RESIDENCES

APPENDIX (SELECT EDG1 EXHIBITS)

URBAN DESIGN ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



1 CAPITOL HILL STATION



2 ALL PILGRIMS CHURCH



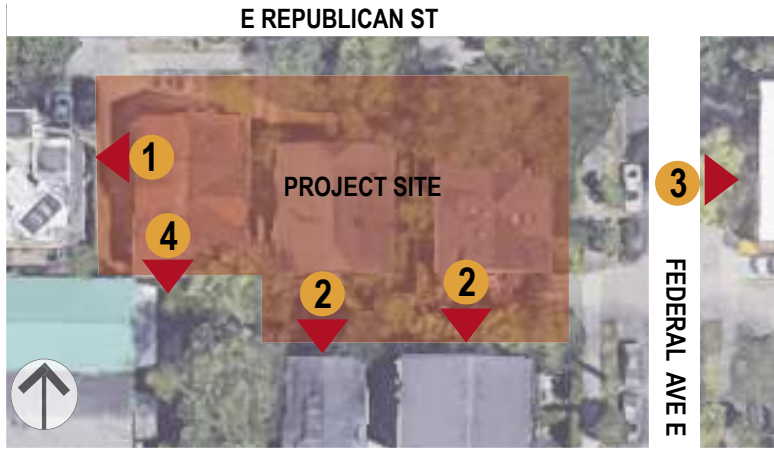
4 CAPITOL HILL PUBLIC LIBRARY



3 BROADWAY HILL PARK



5 BROADWAY AVENUE



STUDY: ADJACENT RESIDENTIAL FACADES



4 ADJACENT BUILDING - SOUTH



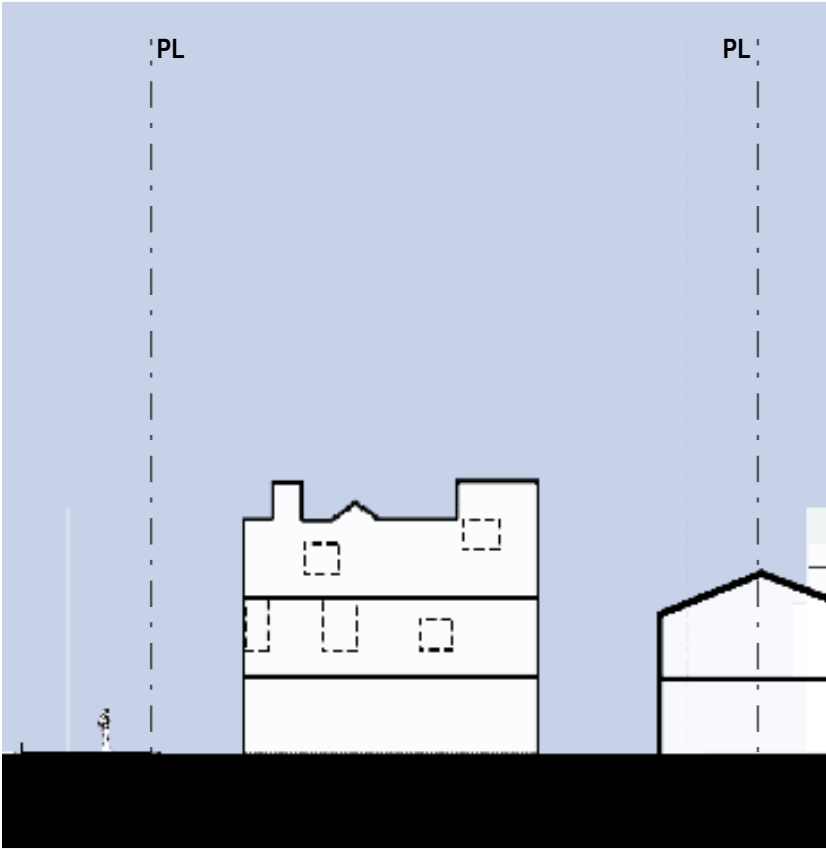
1 ADJACENT BUILDING - WEST



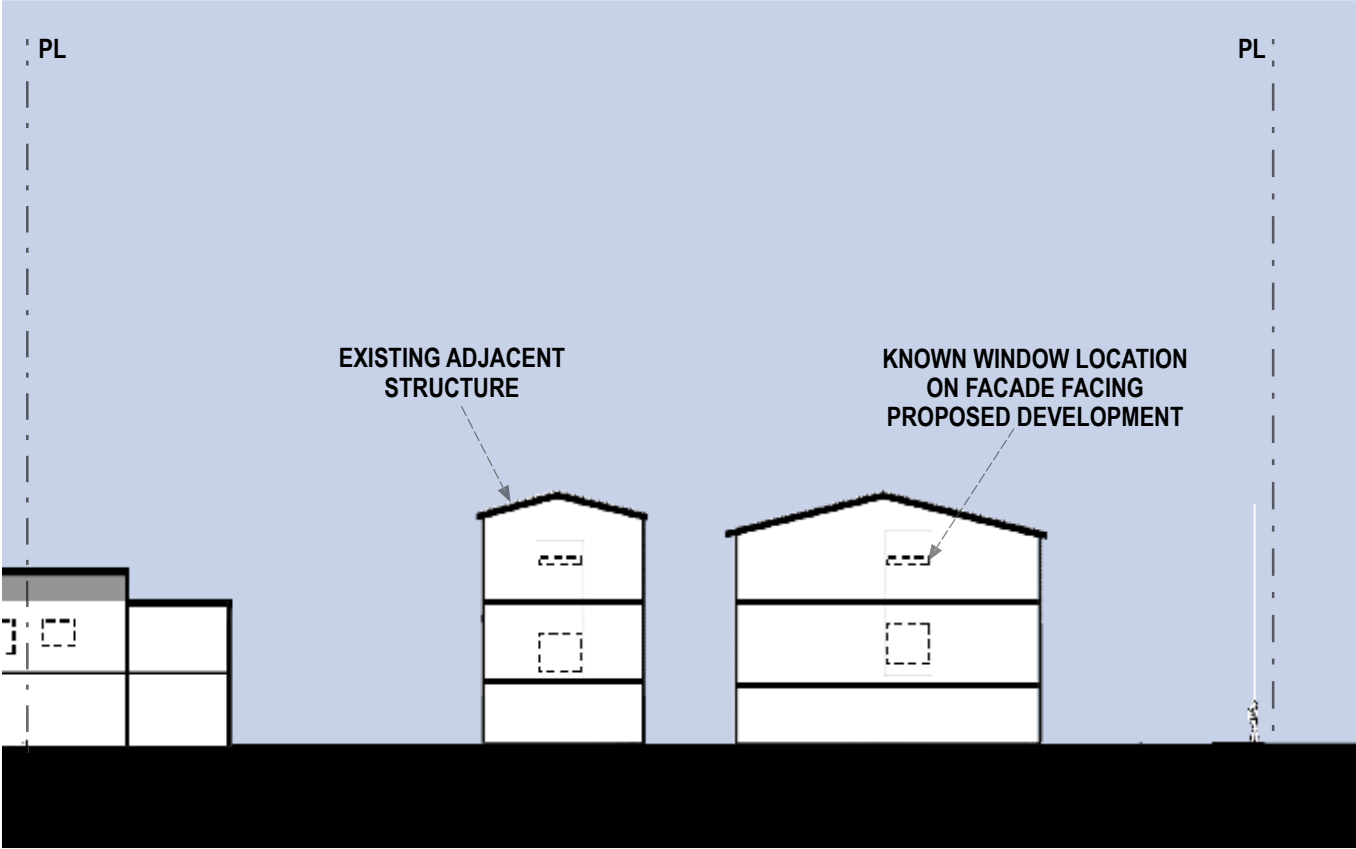
2 ADJACENT BUILDING - SOUTH



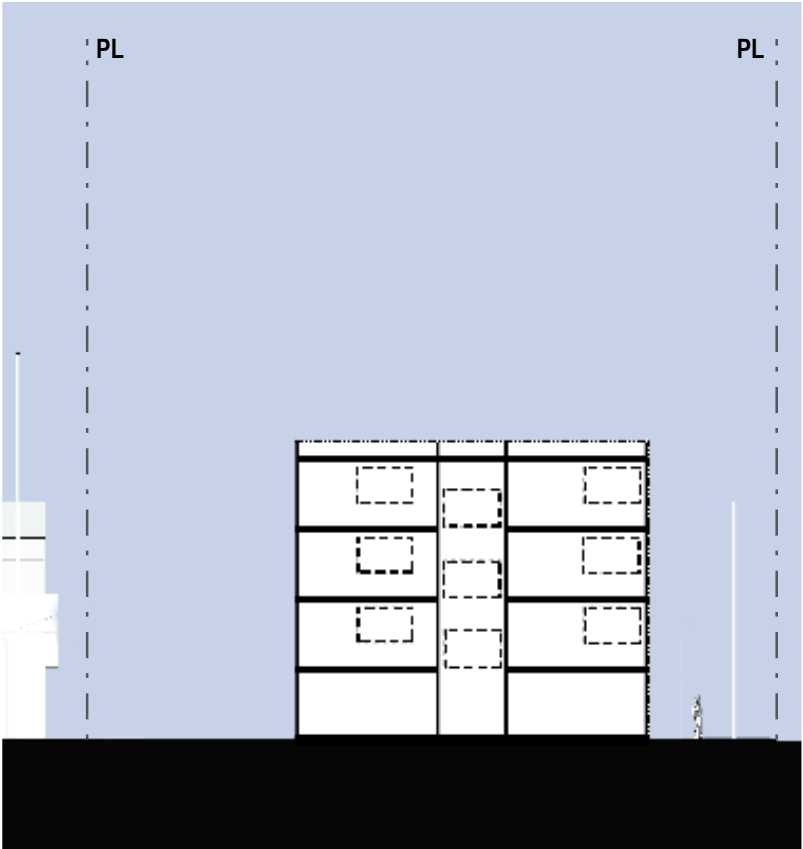
3 ADJACENT BUILDING - EAST



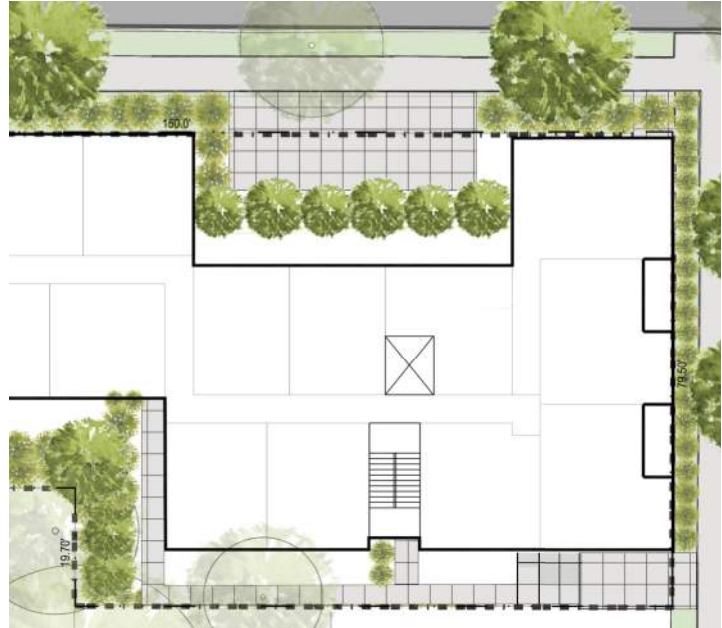
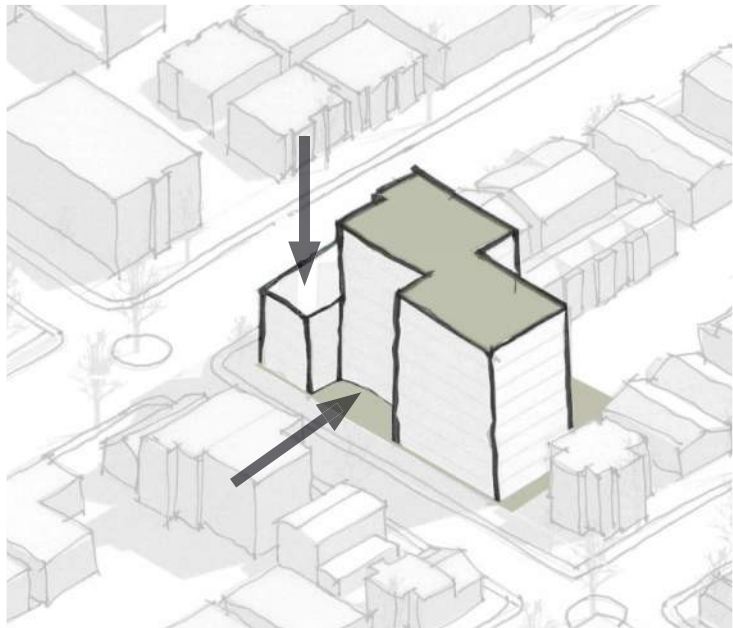
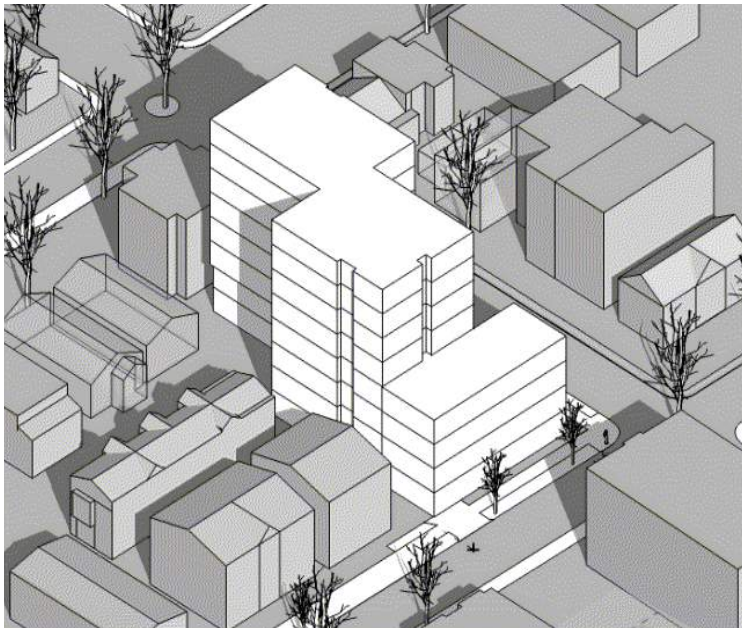
WEST PROPERTY LINE - PRIVACY STUDY (EXISTING CONDITIONS)



SOUTH PROPERTY LINE - PRIVACY STUDY (EXISTING CONDITIONS)



EAST PROPERTY LINE - PRIVACY STUDY (ACROSS FEDERAL AVENUE)



CS2.C1 Corner Sites:

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

PROJECT RESPONSE: Located at the intersection of Republican and Federal, the site is a prominent corner location in the neighborhood. It also marks the corner transition location between MR and LR zoning, making the site the beginning of higher density zoning along both street facades. In response, the project proposes to maintain a 4-story massing at the corner softening the transition from lower density to higher density and respecting sun access at the intersection. The street-level of the corner massing is proposed to be built out to the corner for a strong street edge though also highly transparent in order to acknowledge the corner with architectural significance.

CS2.D1 Existing Development and Zoning:

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

PROJECT RESPONSE: The city block of the proposed site has been recently upzoned, making this project proposal the first structure in the neighborhood being built to the new zoning height. The surrounding buildings to the West and South reflect a lower density zoning density even though they are in the same zone as the proposal. To mitigate the height, bulk, and scale impacts to these existing structures, while balancing the impacts to the LR zone across Republican and Federal, the project proposes to create a 4-story massing at the intersection (benefiting the LR zones and properties to the South on Federal), creating a major modulation in the facade along Republican (benefiting the LR zone to the North), and the use of high-quality materials and textured secondary architectural features at the West and South.

CS2.D3 Zone Transitions:

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;
- c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e. Shading to or from neighboring properties.

PROJECT RESPONSE: Early sun-studies and neighborhood feedback suggested that an eight-story structure at the corner of Republican and Federal would create undesirable impacts to sun access to the intersection and Broadway Hill Park. The preferred massing significantly reduces the height at the corner to 4-stories, preserving sun access to this neighborhood amenity. This reduction in massing further serves to transition to the lower density zones across Republican and Federal to the North and East.

The project proposes a major modulation along Republican which serves to breakdown the perceived massing along this transitional streetscape.

CS2.D5 Respect for Adjacent Sites:

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

PROJECT RESPONSE: Several smaller scale 2 to 4 story buildings surround the proposed project. To minimize privacy impacts, care has been taken to offset windows, provide landscape opportunities between existing and proposed structures. Primary amenity space for the proposed project is provided on the North side along Republican to avoid visual and noise impacts to the Southern neighbors.



PL3.1 Enhancing Open Space:

a. Parks: Design buildings facing a park or P-Patch to enliven and enhance the safety of the open space. Orient entries, windows, balconies, decks, and other amenity spaces to face the park.

b. Right-of-way-Enhance open space connections.

1. Greening: Create small pocket gardens within the adjacent street ROW to enhance and energize the pedestrian experience.

2. Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation.

PROJECT RESPONSE: Broadway Hill Park is located across the intersection of Republican and Federal from the project site. This is an opportunity for the project to gesture toward this public space, specifically locating the main entry at the corner closest to the park, as encouraged in the guidelines for space engagement, and reducing the massing of the project at the Northeast corner to reduce sun-shading impacts to this valued public space.

The project proposes a courtyard space immediately adjacent to the pedestrian right-of-way along Republican. This space will be landscaped with seating opportunities and provide additional greenspace for the enjoyment of both tenants and the public while still respecting the pedestrian circulation of the sidewalk.

PL3.2 Residential Edges:

a. Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, fully-obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.

PROJECT RESPONSE: Ground floor units have ample opportunity for a layered landscape area between the building facade and the public sidewalk, especially at the courtyard along Republican. The landscape area will serve to provide visual interest for both the public and tenants and privacy for the units.

DC2.3 Secondary Architectural Features:

a. Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable

b. Fit with Neighboring Buildings: Selectively include design elements or proportions that reflect Capitol Hill's historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.

PROJECT RESPONSE: In addition to the use of textured building cladding, the project proposes railing elements, textured infill panels and detailed window lintels to provide visual depth and interest on the facades.

The window patterning is highly ordered setting a rhythm that compliments the smaller scale townhomes and apartment building in the neighborhood. The windows are also grouped into floor configurations, reducing the perceived height of the building. The first two stories of windows are grouped together, relating to many of the townhome facade treatments at these lower stories.

DC4.1 Exterior Finish Materials:

Consider each building a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.

a. Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.

b. Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details.

c. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged.

d. Panels: If panels (cement, metal, etc) are used, they should be carefully-detailed, well designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.

PROJECT RESPONSE: The project proposes a variety of materials. Materials are applied to massings to support the overall concepts of breaking up the massings and providing varied modulation. Brick and textured metal horizontal siding are used to bring high quality, small scale textured materials where the building is set closest to the pedestrian public realm. Cement panels are used at the center massing, setback from the sidewalk and treated with textured infill panels and railings to provide visual interest and patterning.

OPTION C - "NORTH COURT"

DEVELOPMENT SUMMARY

118 Units - Multifamily apartments
25%-35% units provided at affordable income levels
0 sedu, 0 studios, 118 1-bedrooms
118+ bike parking

DISTINGUISHING FEATURES

- Street-facing courtyard allows for accent landscaping and improved pedestrian realm
- Corner residential entry addresses Broadway Hill Park
- Federal is declared as the front yard in this scheme
(south property lines are side yards and west property lines are rear yards)

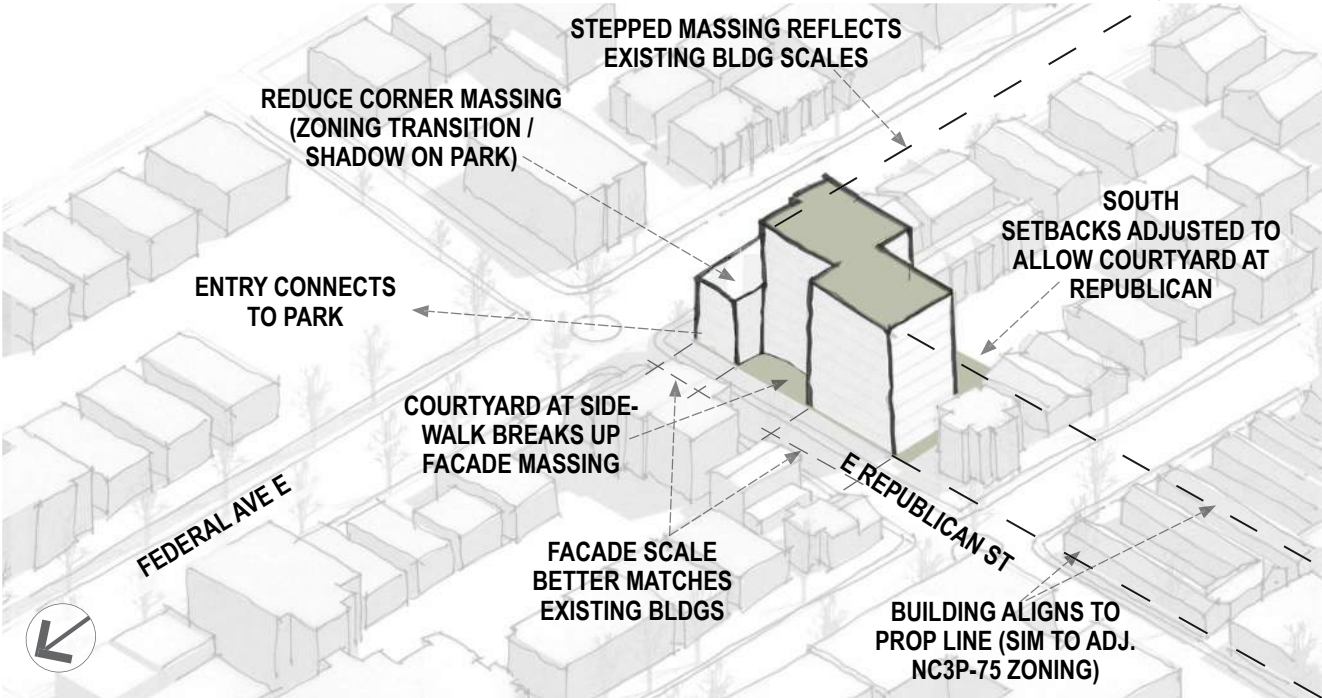
PROS

- Large ground level amenity area facing street
- Courtyard breaks up massing along Republican Street
- Below-grade residential units face courtyard, not street frontages
- Step down at top floor corner reduces building scale along Federal Avenue

CONS

- No street-facing building modulation or substantial massing stepdown at adjacent buildings possible (additional modulation will reduce development yield below financially viable threshold)
- Maximum building height / story count required in order to achieve development objectives
- No community outdoor space proposed at grade

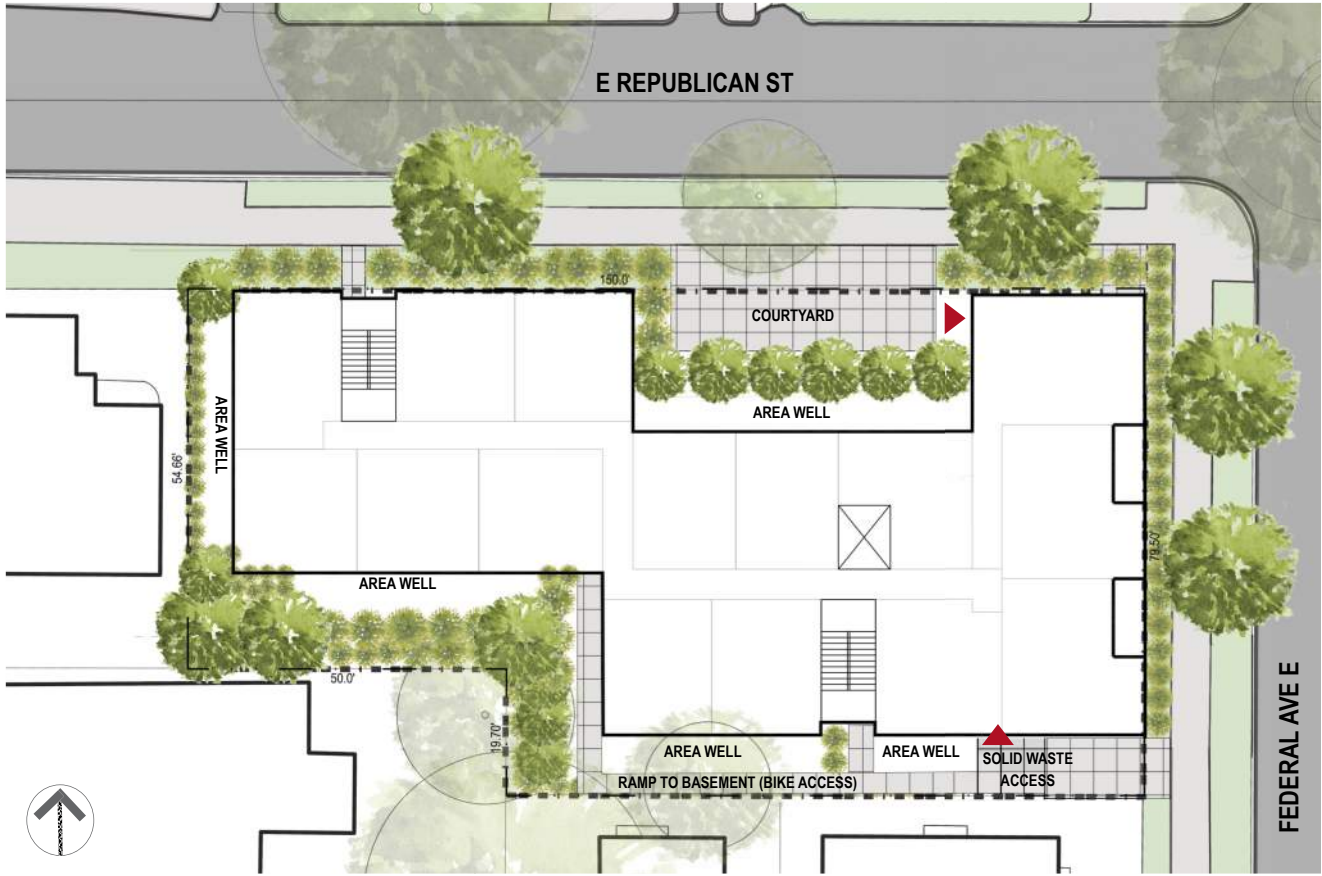
ARCHITECTURAL CONCEPTS: OPTION C



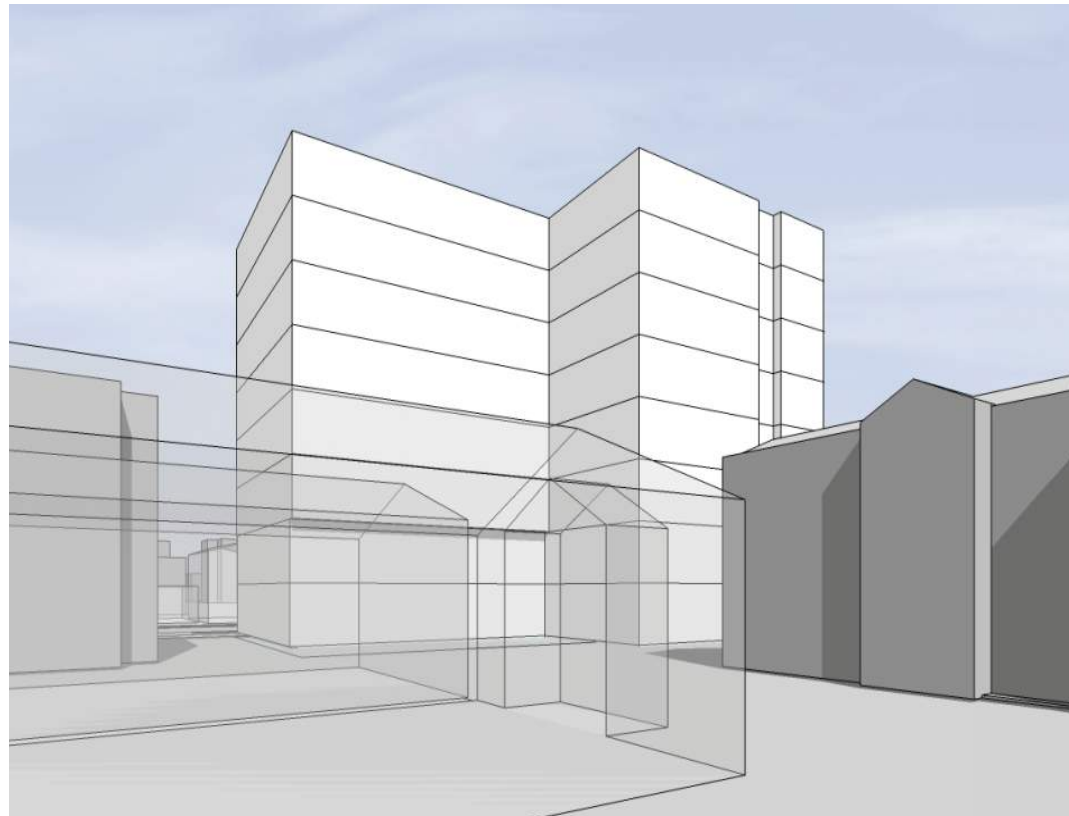
CONCEPT MASSING



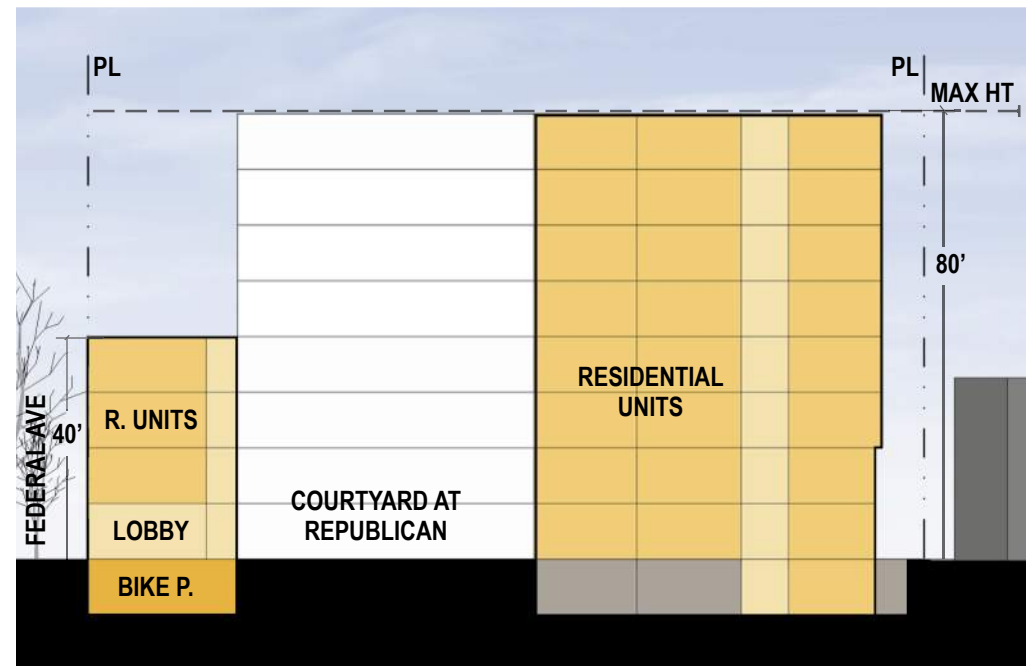
PERSPECTIVE - INTERSECTION OF REPUBLICAN AND FEDERAL



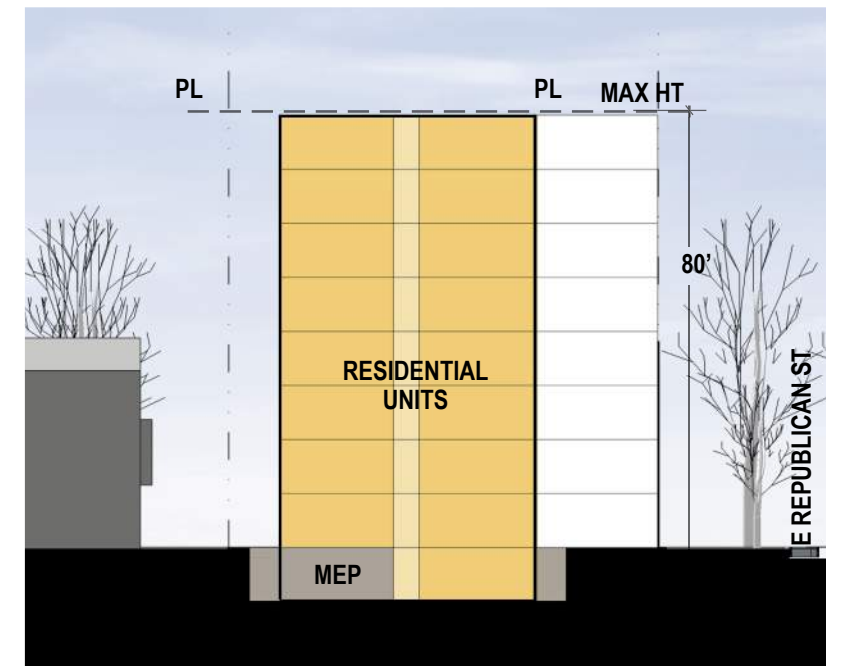
CONCEPTUAL GROUND LEVEL / LANDSCAPING PLAN



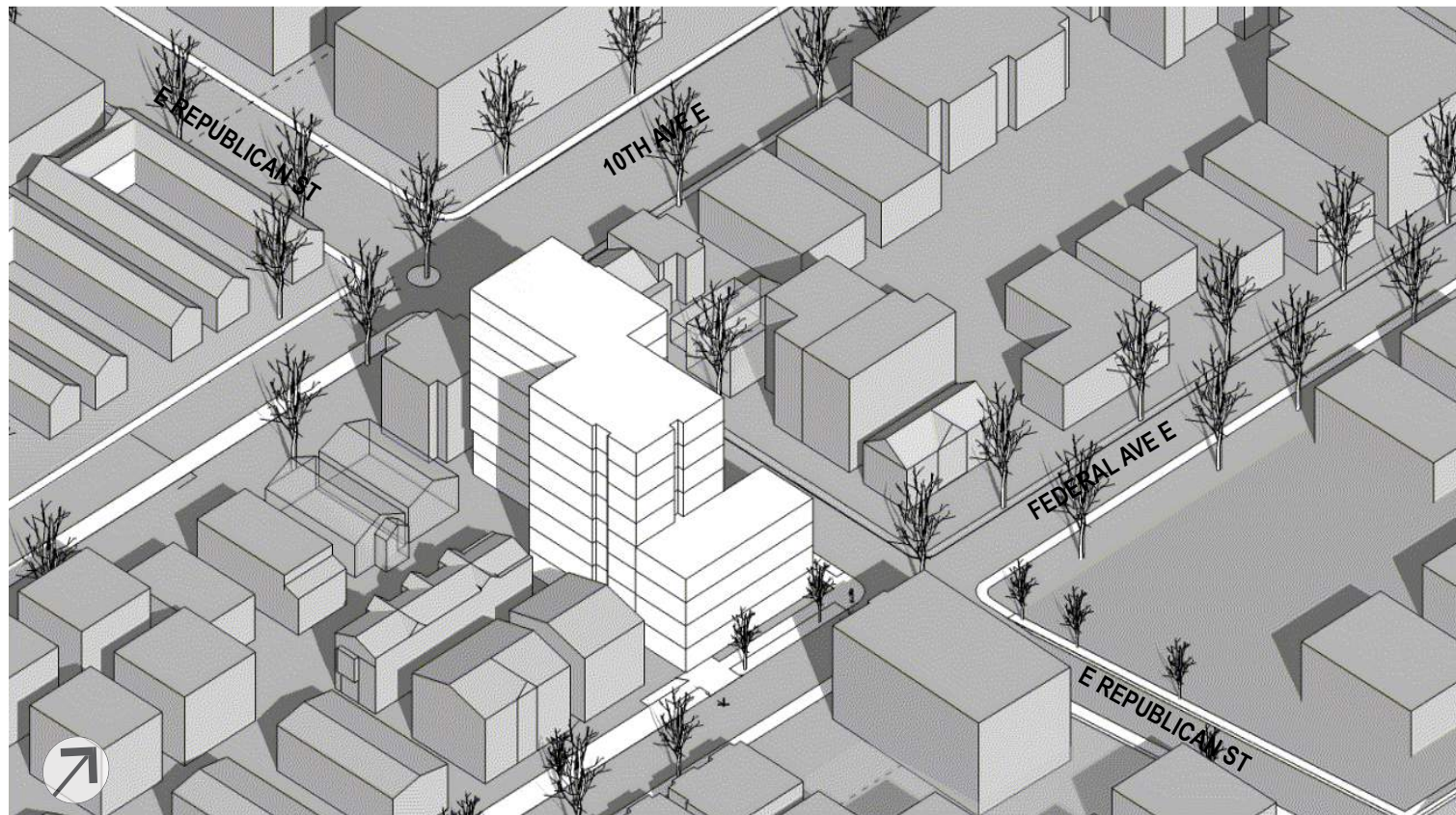
PERSPECTIVE - SOUTH FACADE FROM NEIGHBORING BUILDINGS



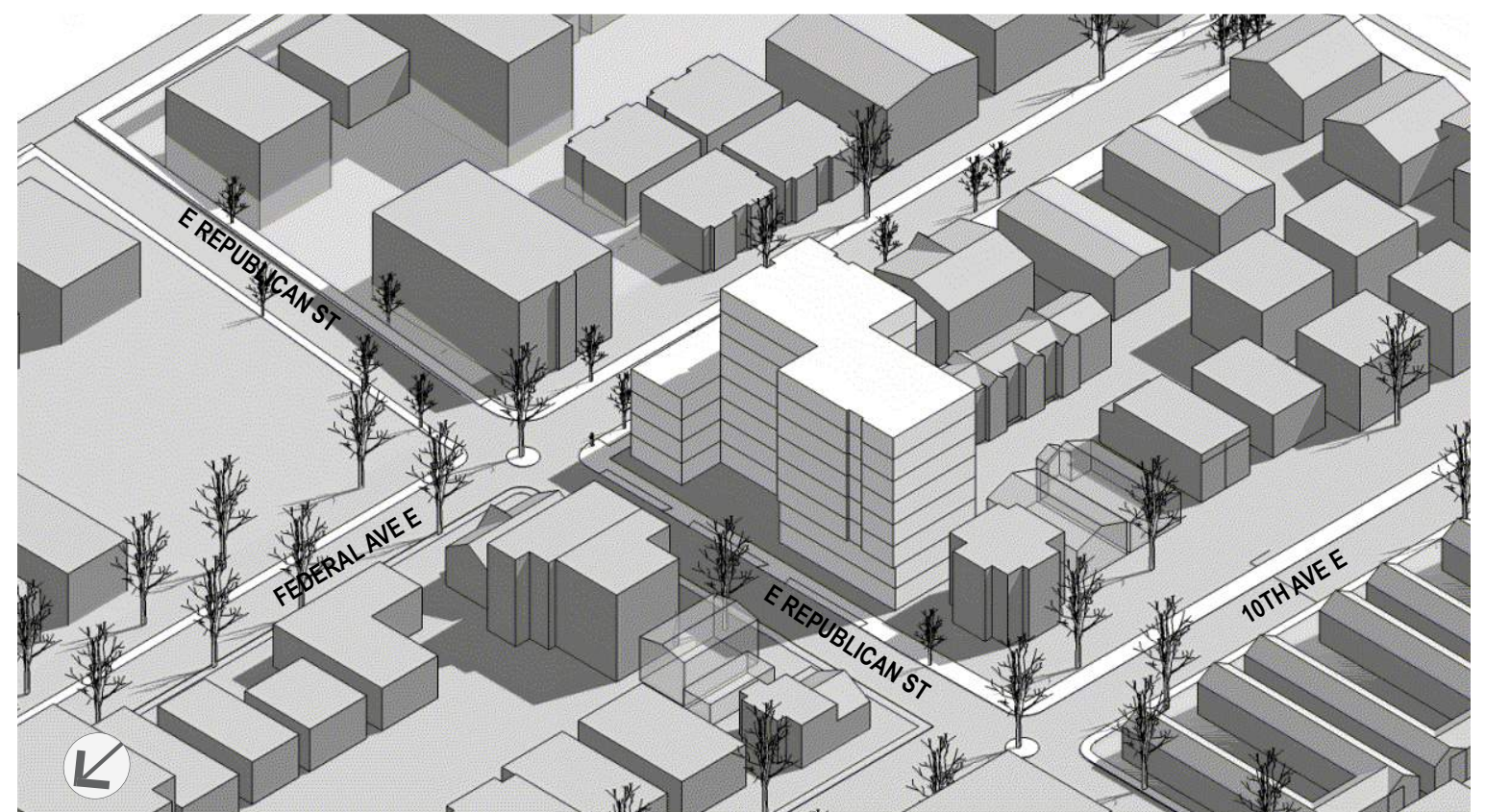
SECTION A



SECTION B

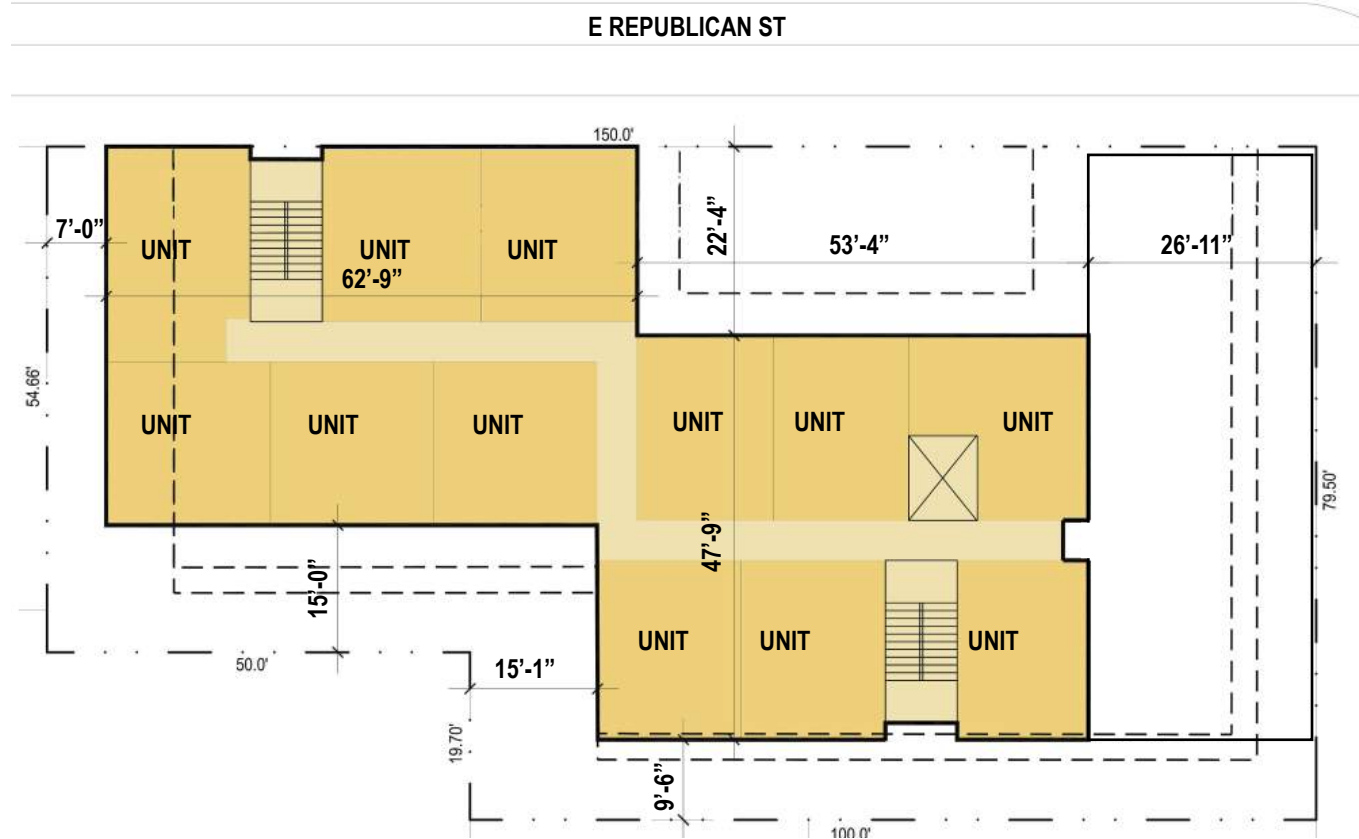


AXON - SOUTHEAST

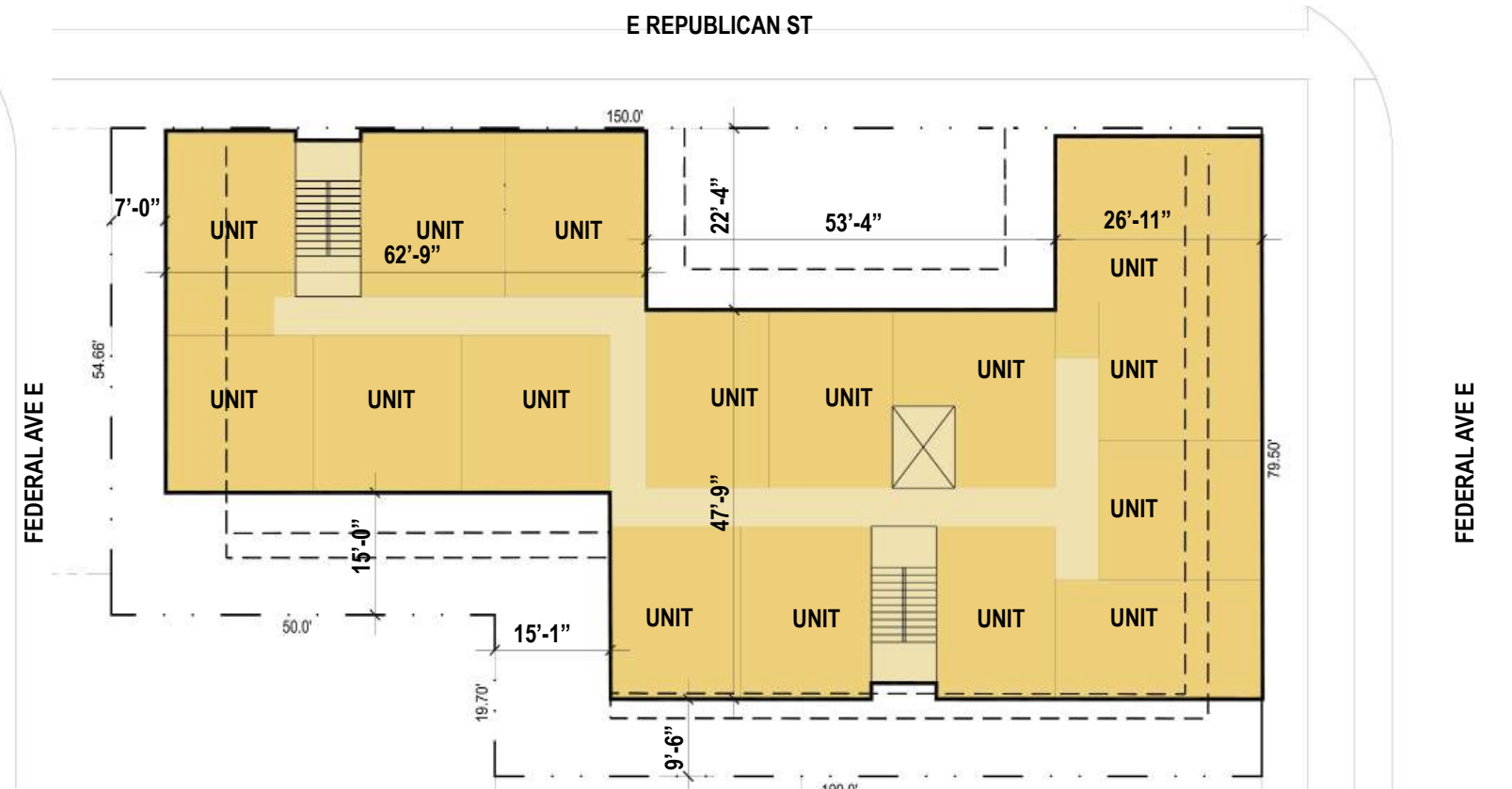


AXON - NORTHWEST

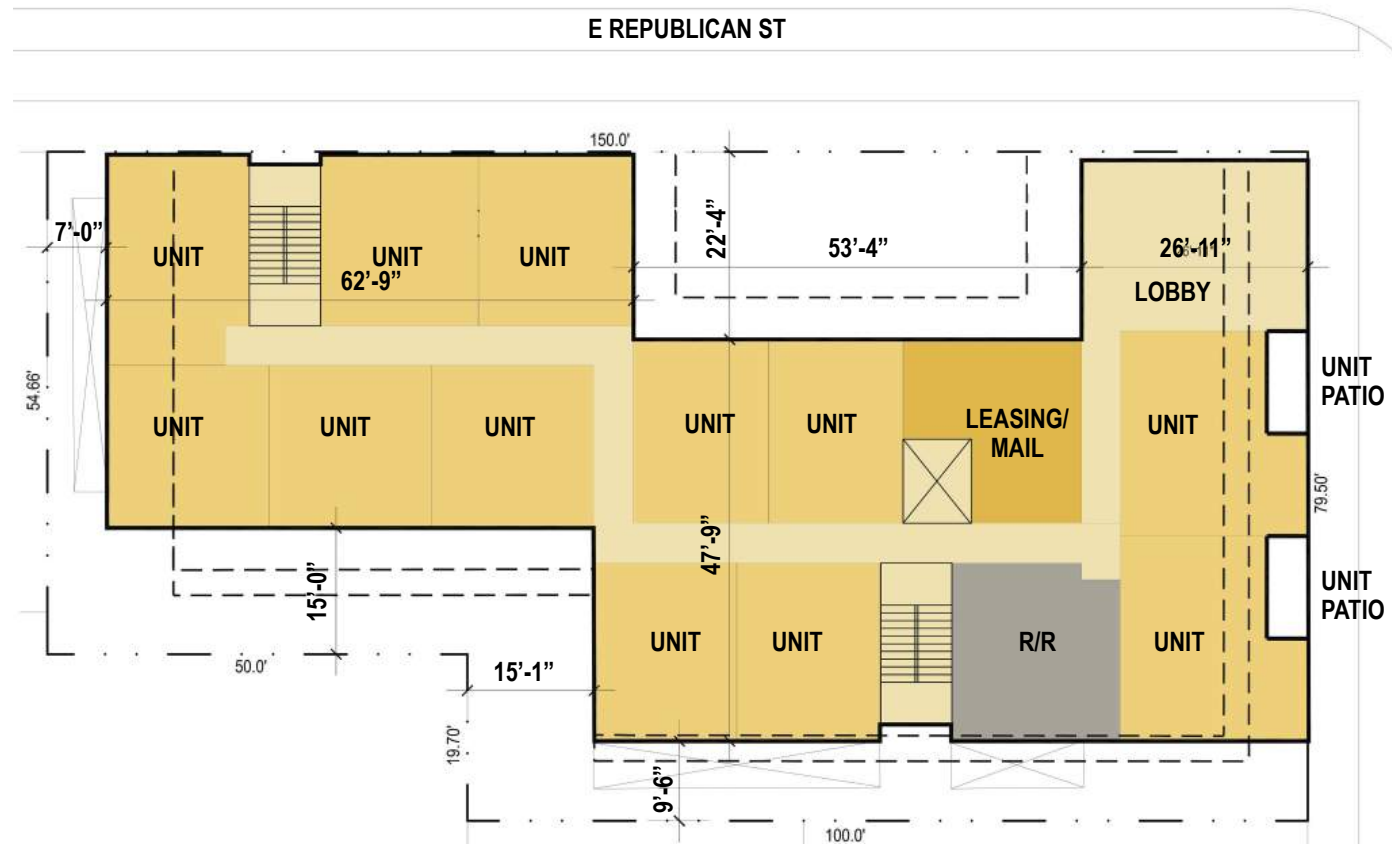
ARCHITECTURAL CONCEPTS: OPTION C



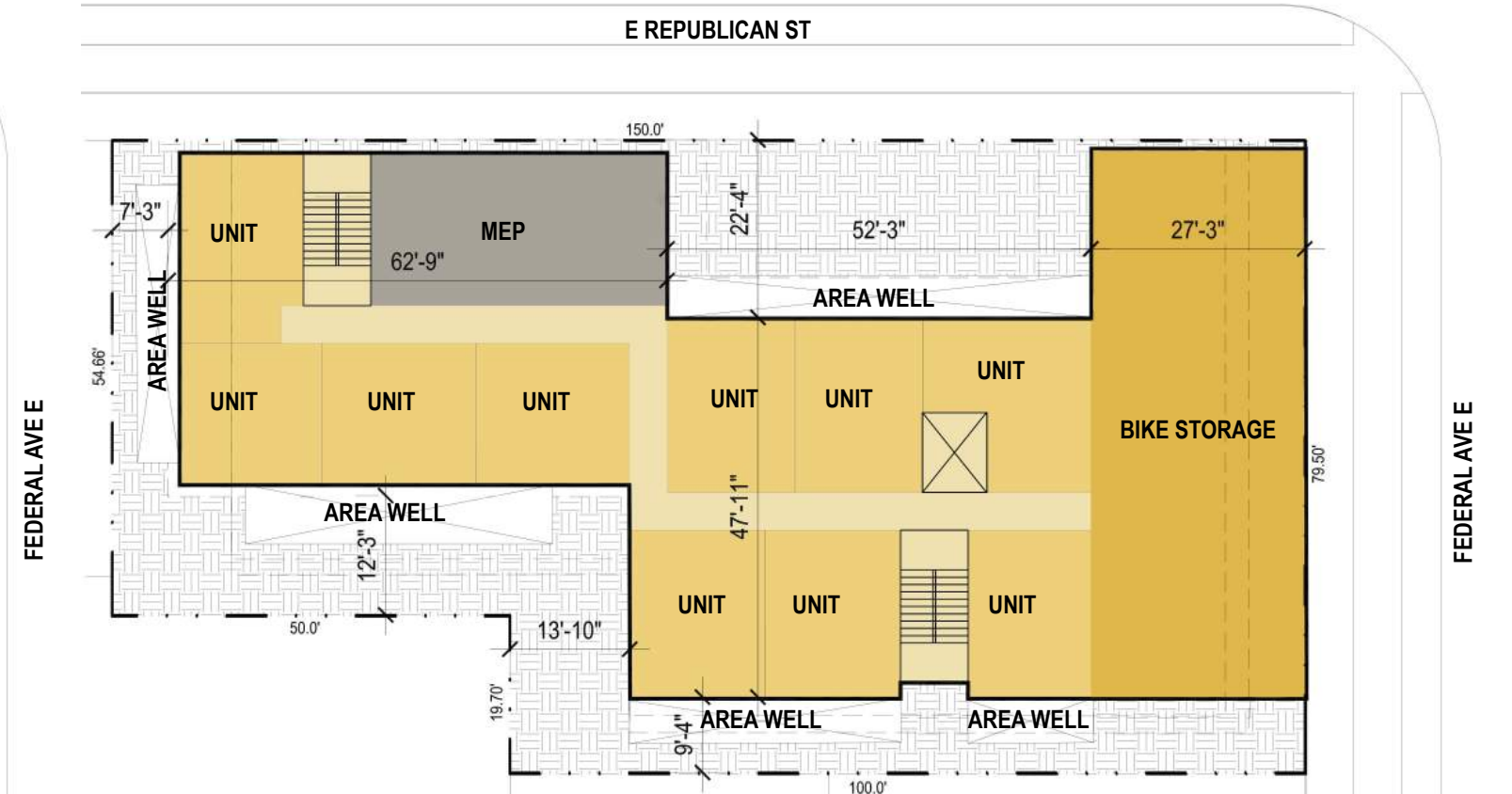
LEVELS 5-8 - FLOOR PLAN



LEVELS 2-4 - FLOOR PLAN



LEVEL 1 - FLOOR PLAN



BASEMENT - FLOOR PLAN

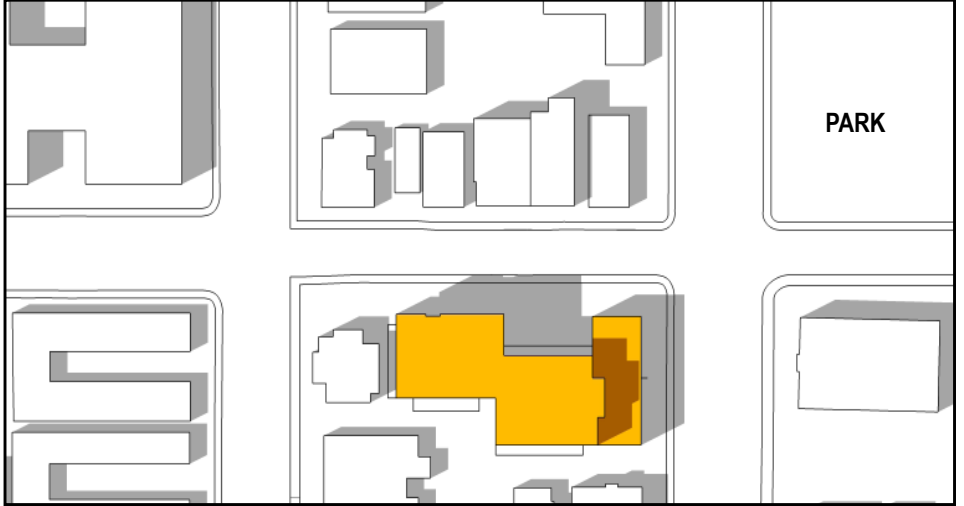
OPTION C (PREFERRED): SHADOW STUDIES



10AM - SUMMER SOLSTICE



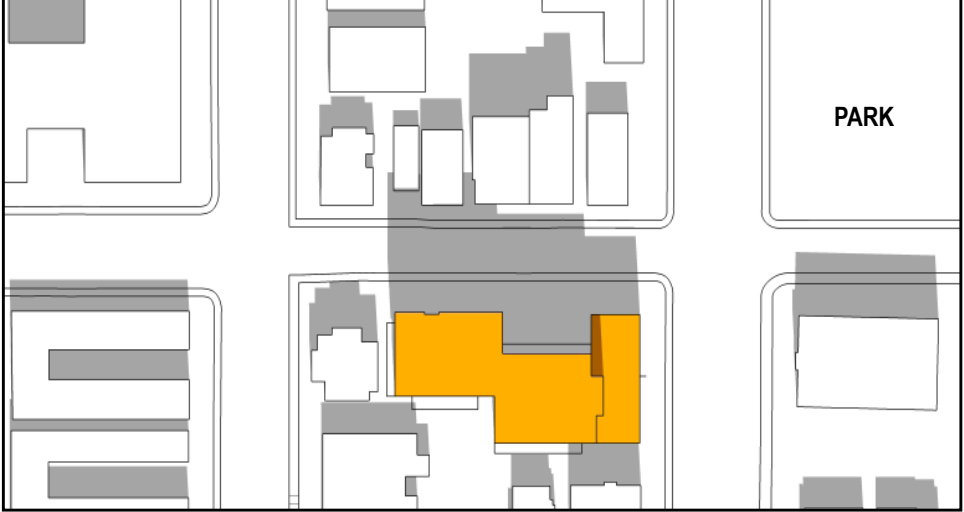
12PM - SUMMER SOLSTICE



2PM - SUMMER SOLSTICE



10AM - SPRING/FALL EQUINOX SOLSTICE



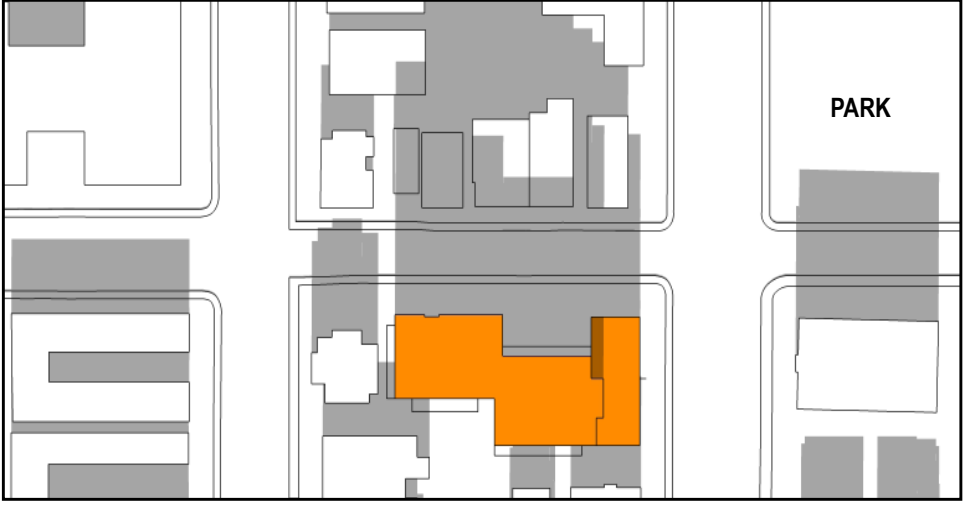
12PM - SPRING/FALL EQUINOX SOLSTICE



2PM - SPRING/FALL EQUINOX SOLSTICE



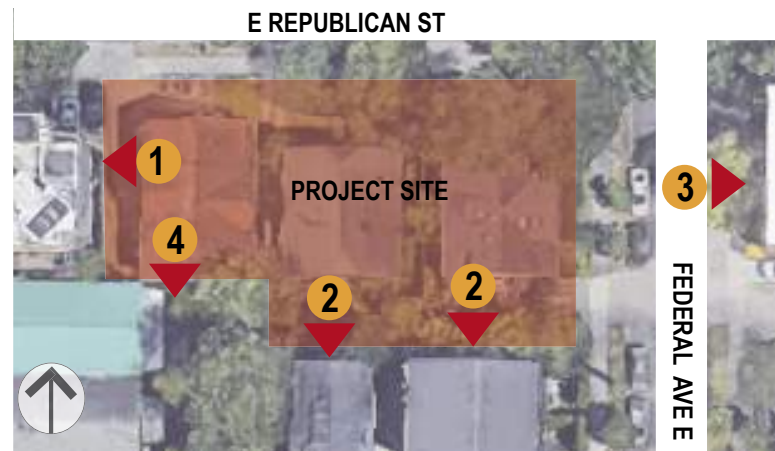
10AM - WINTER SOLSTICE



12PM - WINTER SOLSTICE



2PM - WINTER SOLSTICE



STUDY: ADJACENT RESIDENTIAL FACADES



4 ADJACENT BUILDING - SOUTH



1 ADJACENT BUILDING - WEST

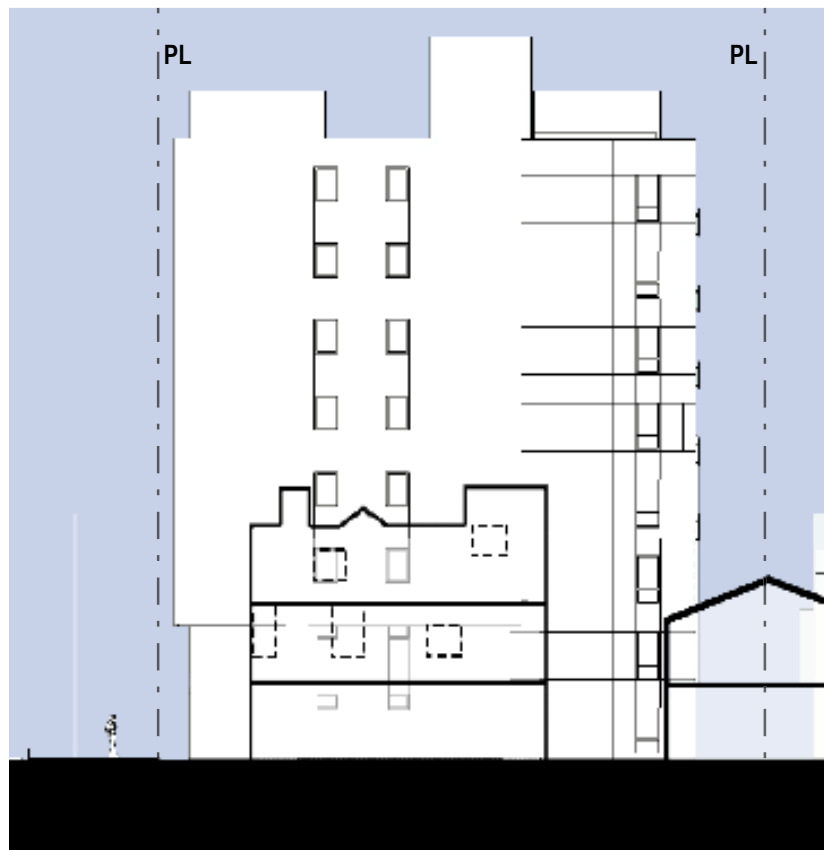


2 ADJACENT BUILDING - SOUTH



3 ADJACENT BUILDING - EAST

OPTION C (PREFERRED): ADJACENT BUILDING OPENINGS & PRIVACY



WEST PROPERTY LINE - PRIVACY STUDY



SOUTH PROPERTY LINE - PRIVACY STUDY



EAST PROPERTY LINE - PRIVACY STUDY (ACROSS FEDERAL AVENUE)